

COLONY CONNECTION

Winter 2007



Making Mountains Out of Metal



Whistler Mountain Terminal Building

The Whistler Blackcomb Peak to Peak Gondola project is an exciting and very challenging project, essentially connecting the two world renowned peaks of Whistler and Blackcomb.

It will be the longest unsupported span for a lift of this kind in the world at over 3 kilometres and the highest lift of this kind in the world at 415 metres above Fitzsimmons Creek as well as the longest continuous lift system on the globe at almost 3 and a half times longer than the Golden Gate Bridge. However, early in the schedule the project hit a snag, John R. Morley, Vice-President of Development for [Intrawest Placemaking](#) explained "When we obtained our preliminary pricing for the terminal enclosures, the conventional steel building design was significantly higher than our budget. Given the high profile nature of the project we really needed these buildings to be iconic in nature... our Architect had come up with a really great concept that the Project Team liked but it became clear that we were not going to be able to deliver the icon we wanted within our budget using a conventional steel building." Faced with his dilemma John took a moment to contemplate and remembered someone he had worked with early in his career. "I knew from my experience managing mining projects that pre-engineered buildings were often the route to take to achieve significant cost savings. I worked with Jim Peacey in my early days and I knew he'd partnered with David at [Colony](#). I was aware that Colony specialized in more custom pre-engineered buildings which was definitely what we were looking for."

The contact was made and Jim Peacey and David Thompson of Colony went to visit John and discuss the possibilities. "I could see right from the start that the building would be a design challenge" Jim noted. "The framework was quite complex and something that definitely would present an impossibility to most Building System suppliers. It was extremely important to John and to ourselves that we find a way to come within his budgets while still maintaining the Architectural integrity of the project. David and I came up with a concept that managed to achieve both." All John had to do now was get everyone else involved in the project on board with the new concept. "I could certainly sense some apprehension on the part of our Architect when I first mentioned pre-engineered" John admits. But the fears of Christopher Rowe, Vice- President of [Cannon Design](#), although well founded from past experience, were quickly dismissed. Christopher confirmed "I think there was an early expectation that we might lose a lot of the interesting architectural qualities of the buildings, but in this case I think it's been a useful streamlining of the design." John Morley added "I guess the deciding factor was primarily that Colony was able to deliver the building that everyone wanted within our budget and the added bonus was the opportunity to have them work with us during the design process to fine tune and improve the building."

Making Mountains Out of Metal (continued)

With approvals completed, Colony moved from concept towards reality with some added benefits that John and his group had not anticipated. John recalls "Some of the real advantages as we've been going through the design, and of course budgeting process, is the quick response we get on our many queries. If we ask... What if we make this change and what is this cost impact going to be? The response time from Colony, working with Behlen, has been very quick, allowing us to make timely decisions. This has been a real advantage. I think this has been an example of "One Stop Shopping" and the efficiencies of having the design, supply and erection scopes under one supplier."

As a team, Colony, Intrawest Placemaking and Cannon Design along with the many others involved in the success of the project, are all very pleased to be working together towards a successful completion in 2008. Christopher Rowe comments "I really appreciated Colony's respect for the original design concept. We had the design well developed before Colony came on board and we had to make a few compromises but it wasn't a dumbing down of the project, it was a streamlining of the design. What I enjoyed is the fact that this wasn't seen as a kind of just another job, there was an enthusiasm about doing something a little bit different and that really helped the project." John Morley added "We are very pleased so far and I believe it's going to be a fantastic project we can all be proud of. There's a lot of comfort that Intrawest and Whistler Blackcomb have been able to garner from working with Colony. Being able to keep within our budget but still deliver the building that everybody dreamed and hoped that they could have."

Colony begins work on the steel erection in the summer of 2008 once the winter ski season is over.

Retractable Roof Makes It's Move!



Highland Valley Copper – Mantle Rebuild Shop

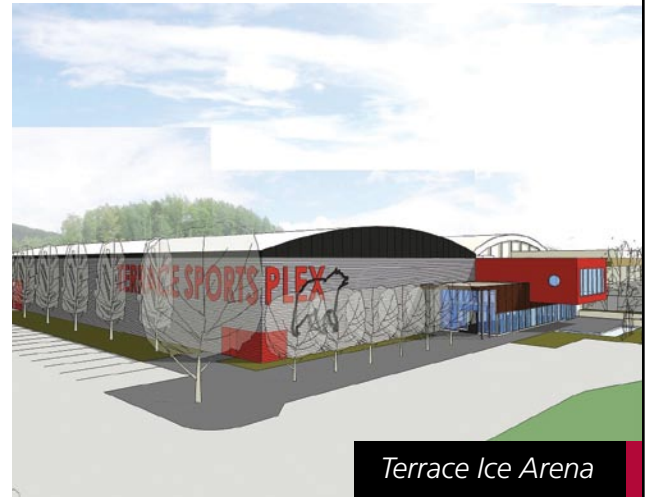
Shawn Lochbaum, Colony's Vice President in charge of Business Development, received the call from Dave Adema P.Eng., Senior Mechanical Engineer Teck Cominco Ltd. in regards to a building Dave and Teck Cominco required at Highland Valley Copper near Logan Lake, B.C. The building Highland Valley needed was a Mantle Rebuild Shop that sat between two much taller structures and required a 15 ton crane inside. Not a particularly difficult design, but adding to the complexity was the requirement for a mechanically retractable weatherproof roof system. Apparently Dave had been in contact with a different building supplier who had recognized that what Dave needed was beyond their capabilities and had been so kind as to give Shawn's name and number to Dave Adema. "It's a maintenance building, but fairly specialized" Dave remarked. "We needed access through the roof which is really what makes this building not quite

an off the shelf item." Both Shawn and Dave were able to work together to come up with a design that the two felt would work. Colony was then awarded the contract and the job of getting the project built was given to Martin Gostelow, one of Colony's senior Project Managers.

"Martin has done a real good job" Dave Adema reported, "The communication paths have been good. Martin is interested in making sure that we're a happy customer." The co-ordination of differing mechanical parts for the retractable roof was an accomplishment in itself. Ensuring that what had not been done before could be done now and operate properly wasn't an easy task. On top of all of this was the assurance that the retractable roof would also be weather tight, which added to the demand placed upon the Colony Design team. Kallin Li, Project Services for Colony, greatly assisted Martin in determining what needed to happen to make the whole system work. "In Logan Lake the weather can be, at times very severe. We needed to take this, as well as the functionality of the retractable roof system into consideration when developing the details for this system" advised Kallin. Overall, the project was a complete success. "I think pretty highly of Martin" Dave Adema confirmed. And we at Colony do too.

The Pride of Terrace

It was a typical wet and blustery winter day in Vancouver when the call came in. “We’re working on the design drawings for twinning the Arena in Terrace, would you be available to review some details and concepts for us?” spoke Bruce Carscadden of [bruce carscadden ARCHITECT inc.](#) “Of course” came the reply and shortly after David Thompson and Scott Robinson from Colony’s office were en-route to visit with Bruce, David MacKinnon of [CWMM](#), the Project Engineer, as well as Wayne Aussem, President of North American Ice Development, the Project Manager. The original concept called for a typical Rigid Frame structure with foam insulated double sided roof and wall panels. A good system no doubt, but budget constraints were pulling hard on the purse strings of the overall project and time was also of the essence. The good citizens of Terrace already had been anxiously waiting a long time for an upgraded twin to their existing curved roof arena facility. These requirements, as well as the advantage of the ability to match the curved roof, prompted both David and Scott to re-introduce the Behlen Corr-Span building to members at the meeting.



Terrace Ice Arena

The original concept called for a typical Rigid Frame structure with foam insulated double sided roof and wall panels. A good system no doubt, but budget constraints were pulling hard on the purse strings of the overall project and time was also of the essence.

The Corr-Span system would be able to provide the equivalent facility or, in some cases, upgrade the performance of the proposed system while at the same time contributing to overall cost savings. “There were some real advantages to the kind of structural design of the Corr-Span relative to the use” Bruce Carscadden later commented. “The Corr-Span building had advantages for the Structural Engineer as far as the kind of footing arrangement as opposed to the footings of other types of steel buildings”. “The fact that there was no internal structure leaning in over the arena we could actually reduce the size and the span of the building” further noted Bruce “(Corr-Span) doesn’t require all the kind of fittings and fussiness associated with a portal frame system where you’ve got exposed insulation and beams and things that are kind of intruding into the space.” Wayne Aussem agreed “no wasted space on the interior, a clean interior finish, and very good insulation values”.

But it was also important that both the building and Colony perform on all levels to produce a successful and functional result that everyone, including the community, would be pleased with. Bruce commented “It’s actually the second time we worked with Colony, we also did the arena in Nelson with you and both of our experiences have been very positive and I thought that you contributed at a high level.” Wayne Aussem concurred “Scott has been extremely helpful from day one and was attentive to even the small details. He represents your company and products very well and it will be a pleasure to work with him again on our next project.”

In summation I think that Bruce Carscadden said it best when he noted “I think the kind of interior finishes of the building are very robust and conducive to the hockey rink kind of environment. At the end of the day the interior view of the building is very solid and simple, not overly cluttered and actually helps as far as the programmatic function of the space.”

Colony has just completed their scope of work for this project and are proud to have played a role in the creation of this wonderful community asset.

Collaborating for **Charity**

In the Fall of this year, Kevin Ainsworth, Senior Vice-President of Western Panel Operations for [Ainsworth Lumber Co. Ltd.](#) and Co-Chair of Fundraising for [Family Services of Greater Vancouver](#) contacted us and asked if we would like to be involved in assisting Family Services of Greater Vancouver. "Family Services of Greater Vancouver focuses on children and families in need, there is an extensive range of services that they provide" explained Kevin. "This is a Capital Campaign, Family Services has a number of locations throughout Vancouver where they provide assistance such as counseling and what they are going to try and do is centralize to one location to save expenses on leasing and just find other operating efficiencies. The Capital Campaign needs to raise \$1.7 million; we've almost reached our goal and can't wait to get going." Kevin expressed to us that he was moved by all the services provided by the organization and the help and assistance that they had provided in the community. He further explained "There are a lot of people and families living below the poverty level right here in Vancouver, it's rewarding to help out where you can."



David Thompson & Kevin Ainsworth

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[Colony](#) and the Colony employees donated a total of \$7500 to assist Kevin and Family Services of Greater Vancouver in their efforts to meet their goal. We were pleased to have been of some assistance to them both and wish them well in their ongoing endeavors in assisting others in need. You can contact Family Services at their website at www.fsgv.ca if you would like to also be involved in this very worthwhile cause.

From all of us at Colony



Merry Christmas



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