

Project Profile

Sears Polo Park Redevelopment Winnipeg Manitoba

Type of Service

Electrical & Mechanical

Sector

Commercial

Delivery Method

Design Assist

Project Manager

Scott Stronciski

Superintendent

Mike Colins (M)
Garry Burnett (E)

Completed

April 2020 to
August 2021

The Sears Polo Park Redevelopment was a design assist project that involved a complete renovation of the previous Sears store into 6 new retail spaces and Cadillac Fairview's new office space. Wescan worked closely with the engineers, consultants and Cadillac Fairview to complete the owners intended design and implement cost savings as part of the Bird design team.

Wescan's Scope of Work Included:

- Demolition of Existing Heating/Cooling Plant.
- Demolition of Existing Air Handling units.
- Major HVAC Upgrade including but not limited to: Boiler Plant, Chilled water plant, ERV's, heat pumps and controls system.
- Electrical Distribution Upgrade from 5 kV to new 25kV.
- Installation of new 600 Volt Distribution.
- 6 new tenant space electrical rooms.
- Fire Alarm upgrade.
- Lighting upgrade, complete with new lighting control.
- Retrofit/Replacement of existing collapsed underground plumbing
- New storm water drainage system
- CF Polo Park Data/CCTV Network Upgrade

Delays: Customer changes/additions, Structural issues

Deficiencies: 1 month

Tender Cost: \$6,275,785

RFI's: 75

Changes: 26 \$824,215

Personnel changes: None

Issues:

1: Customer was unsure if the 5KV switchgear needed to be upgraded. We ended up having to replace it and brought our costs in as budgeted.

2: City of Winnipeg had some issues with the proposed generator location. Worked with city, engineer and owner to provide a cost effective solution.

3: Customer decided to add basement renovation to scope of work. We provided a budget price and were able to work with Engineer to bring it in as budgeted.



Owner

CF Polo Park

Jason Howell

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Engineer

SMS Engineering

Jordan Bull (M)

George Trudeau (E)

(204) 775-0291

Contractor

Bird Construction

Eli Koulack

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