

We Love COMPLEX PROJECTS

CASE STUDY **SELF-STORAGE**



NATIONWIDE SELF-STORAGE & AUTO WASH
VANCOUVER, BRITISH COLUMBIA



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NationWide Boundary Self Storage & Auto Wash is a high-profile and prominently located facility in Vancouver comprising a self-storage facility and an indoor ground-level car wash tunnel.

The carbon-neutral self-storage building is an impressive 86,700 sf, five-storey structure that features modern architecture and design, enterprise-level built-in security, and a keyless smart access system controlled via phone app. It offers approximately 1,250 individual storage lockers (including sky lockers), each with individual security systems in a temperature-controlled environment and includes drive-up units specifically designed to attract commercial tenants.

The Express Auto Wash tunnel is housed within the ground floor level of the self-storage facility making it one of the first of its kind in Canada. The car wash is a sophisticated 80 ft. Exterior Detail Tunnel system. This environmentally friendly tunnel car wash can wash, wax, shine and dry up to 85 cars per hour. It uses a third less water than a home car wash, and 100% of the water is recycled.

FAST FACTS

CLIENT

BTY Group

MARKET SECTOR

Self-Storage

SQUARE FOOTAGE

86,700 sf

CONTRACT TYPE

Stipulated Price

CONSULTANT

BFA Studio Architects

CHALLENGES & SOLUTIONS

Over the last number of years, Maple Reinders faced several significant challenges in bringing the NationWide Boundary project to fruition.

CHALLENGE - PERMIT DELAYS

The first project hurdles were delays by the City of Vancouver during Covid. Permit issuance was delayed due to the City of Vancouver getting shut down at the start of the pandemic. Even after the City went remote, this caused major delays for our project permit and all construction permits in Vancouver. The City became notoriously slow at reviewing and issuing all Building Permits (BPs).

SOLUTION

Nevertheless, the team succeeded in obtaining the project's BP in October 2020. We then completed construction of both the car wash and the storage building in just over two years. This is an impressive achievement considering many similar projects in Vancouver can now take and have taken 5+ years to complete.

CHALLENGE - INFLATION

Another challenge faced by Maple Reinders was starting construction in the first year of Covid. Building costs rocketed up during the pandemic due to supply chain bottlenecks.

SOLUTION

As the supply chain snags linked to Covid eased, completing construction in November 2022 was a huge accomplishment given the persistent labour shortages and rising material costs.



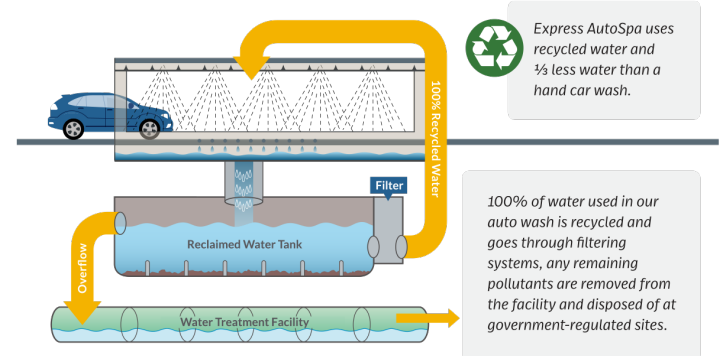
CHALLENGE - SUSTAINABILITY STANDARDS

NationWide Boundary Self-Storage is Vancouver's first carbon neutral self-storage facility with a mandate to minimize environmental impacts.

SOLUTION

The self-storage facility is built to be operationally energy efficient and carbon neutral. The total energy use intensity was reduced by installing renewable solar panels on the rooftop. A heat recovery ventilator was also installed to recapture heat in the building, along with LED time-controlled lighting. The building is designed to be fully electrified and through the installation of rooftop photo voltaic solar panels, offsets 7% of energy in the building. With carbon-neutral compliance in mind, the insulation for all windows, walls, floors, and roof is a higher-than-normal grade value that typical self-storage facilities would not use.

Additionally, the auto wash also recycles 100% of the water used in its process.



TYPICAL CONSTRUCTION MANAGEMENT PRE-CONSTRUCTION PROCESS

Your involvement is important, and Maple is with you every step of the way

Proposal is submitted, design team is assembled, and a contract with Maple Reinders is signed. Owner input/approvals are solicited to work toward site mobilization and construction start.

Maple handles all permits and approvals to keep the project moving

Following preliminary regulatory consultation, Maple Reinders manages the Site Plan Approval and Building Permit processes.



REGULATORY PROCESS



OWNER INPUT / APPROVALS



PROJECT VISION

PRE-CONSTRUCTION TIMELINE



MAPLE REINDERS STARTS CONSTRUCTION



DESIGN PROCESS

We work with you and the consultant team to realize your vision

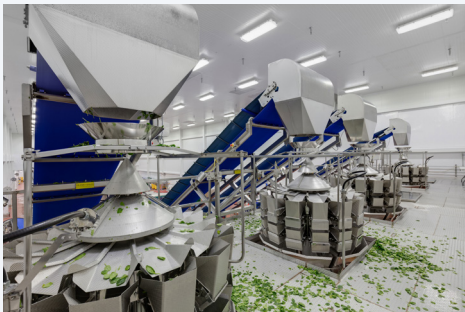
Design is refined from concept up to 100% construction drawings, which will also inform the budget.



BUDGET PROCESS

Refining and value engineering as we go, Maple delivers the project at the best price

Maple Reinders prepares iterative budgets (Class D to Class A) sharpened from +/- 20% variance up to final tender and fixed price.



FOOD & BEVERAGE



SELF-STORAGE



ADVANCED MANUFACTURING

OVER 50 YEARS OF INTEGRITY IN BUILDING EXCELLENCE

DESIGN

CONSTRUCT

MANAGE

OPERATE

FINANCE

MAINTAIN

CAPACITY TO MAKE IT HAPPEN

150+

Projects delivered

Maple Reinders has expertly completed over 150 Construction Management projects.

\$1B+

Worth of Projects

Maple Reinders has built more than a billion dollars worth of projects under the CM model.

130

National Accounts

Whether through CM or another delivery model, our clients trust us to get it done.

Building and Civil Expertise

Commercial | Food & Beverage | Industrial & Advanced Manufacturing | Institutional | Multi-Residential | Organics Waste Management
Process Mechanical | Self-Storage | Transportation | Water/Wastewater Treatment | Waterway Structures & Hydro Power



Get Us Working for You

To learn more about the many ways we've helped clients realize their vision, please give us a call.

KEVIN RIEDSTRA,
National Director, Business Development

905-821-4844
KevinR@maple.ca