

We Love COMPLEX PROJECTS

CASE STUDY

**FOOD AND
BEVERAGE**



VEGPRO CHINOOK PROCESSING FACILITY
COLDSTREAM, BRITISH COLUMBIA



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The VegPro Chinook Packaging Plant is an agri-food complex in which baby lettuces are grown on a farm, with the packaging plant on the same site to maximize product freshness. The project involved the construction of a new refrigerated processing plant to house agricultural and food processing activities. The office component accommodates administrative offices, laboratory, meeting rooms, first aid room, utility room, employee areas and cafeteria.

The plant area, in compliance with CFIA regulations, is comprised of raw product receiving; raw product storage; production area (wash line, clamshell line, kit line, packaging mezzanine), vacuum cooling process, infeed product racking storage, finished product storage and loading docks. The building is equipped with unit heaters, lighting, storm and sanitary services. The plant also has its own transformer installed by Maple Reinders.

In addition to the building work, Maple Reinders also performed civil services on the project, including storm water management, sanitary and process wastewater disposal systems with the process water disposal system consisting of a rapid infiltration system.

FAST FACTS

CLIENT

VegPro International Inc.

MARKET SECTOR

Food and Beverage

SQUARE FOOTAGE

67,000 sf

CONTRACT TYPE

Construction Management

CONSULTANT

Krahn Engineering Ltd.



CHALLENGES & SOLUTIONS

Maple Reinders worked collaboratively with VegPro and the design team as the occupancy timelines were very rigorous and a large process equipment component was required.

CHALLENGE - AGGRESSIVE FAST-TRACK SCHEDULE

Maple Reinders had a very aggressive deadline with VegPro, as they were planting their first crop of lettuce to coincide with the plant start-up. The team had 10 months from the date of award to have the facility operational, which was extremely challenging considering that the first two months were spent doing only design, which left a mere 8 months to have the facility completed and operational.

SOLUTION

Maple Reinders assigned additional office/site supervisory support; and during peak construction had roughly 250 people on site during the day, and about 50 on a night shift. Some subcontractors were overextended in efforts to meet the tight schedule, so Maple Reinders brought on additional subcontractors to divide the work. For example, the subcontractor team included three steel fabricators, two electrical trades (plus one more for integration), and three plumbing trades (plus nearly all of Maple Reinders' in-house process mechanical crew) on site working together. This required a high degree of efficiency by the Maple team to negotiate contracts and supervise/coordinate all of the subcontractors on site; as well as an intense collaborative effort with the Owner and design consultants to achieve a high-quality facility within the prescribed schedule.

CHALLENGE - COMPLEX PROCESS COORDINATION

A large process equipment component was required. Roughly \$3M of refrigeration work was procured directly by VegPro. Inside the production areas, VegPro supplied and installed (with Maple Reinders' assistance) their lettuce washing and packaging equipment (valued at \$13M).



SOLUTION

Internally, Maple Reinders collaborated between its national Civil and Buildings groups regarding design details, building envelope and process equipment integration to leverage collective experience and expertise. On the project level, the team performed like a single group.

This collaborative framework was extended to VegPro, the Owner. Maple Reinders recognized early in the project that the Owner was very sophisticated, and persuaded VegPro to send their director of engineering to site (full time) so that the team could get responses and directives "on the spot". Maple Reinders also invited the director and his team to daily trade meetings and weekly schedule meetings. The more time VegPro spent with Maple Reinders on site, the more they saw how invested and hard-working the team was, which fostered a mutually beneficial, trusting relationship - which is vital in an open-book Construction Management contract.

Maple Reinders Constructors Ltd.

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.

JOSEPH SABOURIN,
Project Director

905-821-4844
JosephS@maple.ca