



ROCKLIFF  
PIERZCHAJLO

Architects & Planners Ltd



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# blue PRINT

NEWSLETTER

## WHAT IS "DESIGN-BUILD"?

Although design-build is not necessarily a format RPAP traditionally embraces, we were approached a few years ago to pursue the new Hay River Health Centre in a design-build format. While having done a few design-build projects prior to this we had never completed one of this size or complexity. The project is over halfway through construction and we can report that it has been a rewarding experience. Design-build relies on a single contract between the design-build team and the owner. It is intended to minimize risks for the owner and to reduce the delivery schedule by overlapping the design phase and construction phase of a project. The design-build RFP document is very important as it sets all the specific parameters of the project before the



design-build team is engaged. Once awarded, the design team works to meet the requirements of the RFP and deliver the project in a very quick timeframe. While delivering the project in a faster timeframe and for a fixed cost, the process does at times present some challenges, namely the limited ability for the users to provide greater input on the design. However, we were able to successfully manage and balance expectations, and now we look forward to seeing the project completed and the community benefiting from the services it will offer. ●



## BIG NEWS

### POINTS WEST LIVING STETTLER GRAND OPENING

This past Spring RPAP were on hand to help celebrate the grand opening of a new 104 resident supportive living facility in this central Alberta town. Residents, families, staff, dignitaries and owners gathered to cut ribbon, share food and tour the new building. It was especially touching when a couple who live in the building and were celebrating their 68th wedding anniversary were asked to perform the ribbon cutting. The building combines memory care, supportive living and independent living all under one roof. Congratulations to everyone involved in the project! ●

### BUILDING INFORMATION MODELING (BIM)

After a few too many years of procrastination RPAP is making some solid steps towards utilizing BIM software (Revit) in the production of our design and construction documents. While we have used it on a number of projects to date during the design process, we have recently been using it in the production of our construction documents. The ability of 3D visualization

for design and consultant coordination has definitely streamlined the drawing production. We will continue to take these steps forward using BIM, working with our sub-consultants to enhance the coordination of our documents. ●



### UNDER CONSTRUCTION

- RPAP, as a sub-consultant design expert, is currently designing a new Emergency Department addition for the hospital in Flin Flon, Manitoba.
- A development permit has just been issued for a new 120 resident supportive living facility in the Mactaggart area of Edmonton.

- Design work is underway for a new dental surgery building located on the south side of Edmonton.
- Construction is well underway for a new 52 resident Points West Living assisted living facility in Slave Lake.
- Construction documents are nearing completion for the new Fort McMurray Health and Wellness Centre.