

# NorthWORKS

2020

OFFICIAL PUBLICATION OF THE NORTHERN REGIONAL CONSTRUCTION ASSOCIATION

## INDUSTRA INNOVATES IN HUDSON'S HOPE



Northern Regional Construction Association

**MILLS MEMORIAL HOSPITAL  
REDEVELOPMENT PROJECT UPDATE**

**DOWNTOWN PRINCE GEORGE  
RECEIVES NEW POOL**



## Message from the Northern Regional Construction Association CEO

### **Scott Bone**

The Northern Regional Construction Association was looking forward to celebrating many things this summer, as you'll see in 2020 *NorthWORKS* publication. Although in our over 50 years in the northern region of British Columbia as the voice of the construction industry, we've never encountered anything like COVID-19.

Indeed, it seems that amidst the global pandemic, our members and community leaders are developing a keenness to adapt through difficult times to ensure safety of their workers and meeting the continued need of construction activities.

As an organization, we continue to build on the strengths of our partnerships to further inspiration, support and resilience. As we all navigate the uncertain future brought on by COVID-19, there is one thing we know with certainty – our collective focus remains on the key issues impacting the construction industry.

To that end, it's been important that we keep our attention on long-term planning and innovation that provides the construction industry a sense of steadiness and pride, we continually focus our on-going efforts in NRCA to boost advocacy on key issues such as Prompt Payment and consistent fair and open bidding practices in the public sector.

Construction procurement in B.C. continues to shift to the activity of pursuing strategic opportunities for a business or organization, identifying new markets for products or services, or cultivating partnerships with others.

The new BidCentral platform implemented in mid-2020 supports immediate access to public and private projects throughout B.C.

In B.C., the level of public sector projects underway coupled with proposed projects is valued at \$125 BN, and the major projects in Northern B.C. account for \$57BN or 42 per cent of that total. The construction and operations of the major projects, such as LNG Canada, Site C Dam and Coastal Gaslink, continually create significant economic and social benefits throughout Northern B.C. through job creation, economic development and ancillary infrastructure to support the demand of workers in the region.

Your professional team at the NRCA office continues to serve you well, and to provide the much-needed services and programs for members as possible to ensure we got it right. We regularly assess how to ensure your membership is of value to you and your business.

Thank you to our members and partners for their continued support and desire to engage in your association. ●

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# Industra Construction: Delivering hope and clean water to Hudson's Hope



Industra Construction Corp. (Industra) is helping the community of Hudson's Hope, in northeastern B.C., prepare for the legacy of the Site C Dam.

Industra, based in Surrey, B.C. with offices in Prince George and Yellowknife, NT, provides EPC design-build and construction services to the industrial, municipal and institutional markets in Western and Northern Canada.

## **HUDSON'S HOPE WATER TREATMENT PLANT MODIFICATIONS USING DIRECT- FEED NANO-FILTRATION SYSTEM**

The Hudson's Hope Water Treatment Plant is a \$3.5-million active project that involves modifications to Hudson's Hope's water treatment plant and installation of a new, direct-feed nano-filtration system. The District of Hudson's Hope, a community of around 1,000 people, is located along the Peace River in the picturesque Peace River Valley in northeast B.C., 75 kilometres upstream from where the new Site C Dam is under construction on the Peace River and six kilometres downstream from the Peace Canyon Dam. Hudson's Hope's existing water intake system from the adjacent Peace River needs to be replaced due to the intake system being displaced when the new reservoir is created behind the Site C dam.

Hudson's Hope is switching from using water from the Peace River for its water supply to well water. According to Randy Brown, director of business development at Industra, this usually is not a big deal. In Hudson's Hope case, it is a big deal. Given the geological make-up of the area, well water is susceptible



*Existing river intake pumphouse buildings.*





Existing water filtration system.



Industra's Hammersley Dyke Project.

to significant quantities of methane and hydrogen sulfide in the aquifer.

As a result, membrane technology, nanofiltration and specialized pre-filters are being used to take foreign matter out of the raw water. "We have to take the gases out, which are very toxic," Brown says. "Many water plants wouldn't have that complexity."

To address the unique requirements of this project, Industra hired chemical engineer Trevor Cooke. Cooke, working with the nano-filtration system vendor, Delco Automation, developed the initial design and is working closely with Industra during construction in adapting the design to the unique needs of the project.

Industra and its engineering team is working with the Ministry of Environment and Northern Health to overcome the complex design and planning logistics for this design-build project.

Challenges that the team face include an accelerated schedule to meet downstream work at the Site C Dam, high methane gas content in the well water and work in an environmentally sensitive area along the Peace River Valley. Construction on the project began in June 2020 and is slated to wrap up in December 2020.

## DESIGN-BUILD AND REMOTE LOCATION PROJECTS



### DESIGN-BUILD DEFINED

Compared to traditional methods of construction where each phase is completed before the next one starts, design-build, which has roots going back many centuries, is a more flexible, cost-effective and efficient technique that overlaps design and construction phases to complete projects significantly faster and meets client's requirements better.

### CLIENT/DESIGNER RELATIONSHIP

Design-build construction companies, like Industra, have an overarching responsibility to their owner clients to provide a cost-effective design while also being legally required to adhere to local, municipal and federal standards.

Design-build arrangements provide positive benefits for the owner. This type of relationship provides a mechanism for the owner to provide input for what they value in the final product.

Rather than a standard set of guidelines that predicate what the final outcome will be, designers are able to mold the project to the specific requirements of the owner. In doing so, value is added as the additional inclusions of a "cook-

ie-cutter" design is eliminated and replaced with elements more in line with the vision of the owner.

### DESIGNER/CONTRACTOR RELATIONSHIP

Involvement of the builder or contractor early in the design stage provides an opportunity for feedback on cost and schedule implications not immediately evident to the designer and owner. This provides an added value by the contractor to the project, due to the significant reduction in risk to both the owner and the contractor. The design-build arrangement also allows for early contractor involvement (ECI). As portions of the design are completed, they can often proceed directly to construction which shortens the durations of construction significantly.

### OWNER-CONTRACTOR RELATIONSHIP

Ultimately, the design-build approach results in three parties having input into the plan, fewer changes and lower cost to the owner.

### REMOTE LOCATIONS

Construction projects in remote locations, like Hudson's Hope, have an additional layer of complexity that provide additional support for the design-build approach. Contractors, like Indus-



*Hudson's Hope looking northeast down the Peace River towards Site C Dam.*



tra, who specialize in remote location projects, bring to the table a wealth of knowledge only experience can provide. Logistics related to labour and material resources along with lessons learned from past projects make them an invaluable partner for negotiating these hurdles and exposing opportunities.

Industra is in the process of demobi-

lizing and commissioning a \$6.3-million project for the Kwadacha First Nation in Fort Ware, B.C., which is considered the most remote community in B.C. This two-year project involved the design-build of a post-disaster emergency response and adult learning centre along with the construction of a new concrete reservoir and pumphouse with

water treatment.

Industra is proud to be a member of NRCA and looks forward to continued success servicing construction needs in northern B.C.

### **Industra Construction Corp.**

Prince George, Surrey, Yellowknife

**[www.industra.ca](http://www.industra.ca)**

*Hudson's Hope looking southwest.*

