



WORKING TOGETHER.....WINNING TOGETHER

A solid gold-colored horizontal bar spanning the width of the slide at the bottom.

Company

- Established in Westbank in May of 1981
- Founded by Gordon and Shelley Wilson
- Joined CHBA Okanagan in 1985
- BC Licensed residential builder #00000443
- Proponent for Okanagan College Carpentry PAC and ITA
- Active member of SICA since 1996
- Moved the company HQ from Westbank to Kelowna in 1998
- COR Certified by BCCSA since 2014
- Company purchased by Chad Gould in 2017
- Chad has 13 years with Team and 30 years in construction
- 43rd year in business
- 35 full time employees

Why TEAM?

- Vast, well-rounded experience
- Residential, Commercial, Institutional & Multifamily
- Highly trusted, long-term working relationship with leading design firms, sub-trades and suppliers
- Caring and engaged professional staff
- High-tech, but personal and tailored [to each project] management system
- BIM coordination and CAD design services
- In-house concrete and framing crew of 30+
- 100% Local for 43 years



Team Highlight Projects





Gateway Plaza

KELOWNA, BC

January 23, 2024

TEAM **CONSTRUCTION**
MANAGEMENT LIMITED



1650 Bertram

KELOWNA, BC

January 23, 2024

TEAM **CONSTRUCTION**
MANAGEMENT LIMITED



SOMA Craft Cidery

KELOWNA, BC

TEAM **CONSTRUCTION**
MANAGEMENT LIMITED

January 23, 2024



Aberdeen Hall Preparatory School

Kelowna, BC

January 23, 2024





Home Block @Cedar Creek

Kelowna, BC

TEAM **CONSTRUCTION**
MANAGEMENT LIMITED



Cedar Creek Winery

Kelowna, BC





Cedar Creek Processing

Kelowna, BC

TEAM **CONSTRUCTION**
MANAGEMENT LIMITED



Metro Liquor - KHTS

Kelowna, BC

January 23, 2024

TEAM **CONSTRUCTION**
MANAGEMENT LIMITED



Karis Support Society

KELOWNA, BC

TEAM **CONSTRUCTION**
MANAGEMENT LIMITED



JoeAnna's House

KELOWNA, BC

TEAM **CONSTRUCTION**
MANAGEMENT LIMITED



Ariva Resort – Phase 1

West Kelowna, BC

TEAM **CONSTRUCTION**
MANAGEMENT LIMITED



Cozens Pointe Condominiums





Telemark Townhomes

TEAM **CONSTRUCTION**
MANAGEMENT LIMITED

Team Systems



Accounting.... Strong & Simple

Sage 300

Construction and Real Estate



timberscan



Sage 300 manages a suite of applications designed to meet the demands of a multitude of industries. From commercial and industrial contractors to corporate owners, government and specialized contractors, Sage 300 is designed to work for the construction industry providing more than 40 years of dependability and support. Built around a core of accounting and estimating software, Sage 300 offers a wide array of management tools, some of these include: estimating, accounting, job costing, and project management. Sage 300 is our central hub for project control. All modules are connected and run in real time allowing for the Project team and Accounting team to coordinate accurately and effectively.

Estimating.... Digital – Accurate



- Multi-condition takeoff
- Auto-count objects, annotations and callouts
- Cloud-based – automatically saved
- Best-in-class takeoff solution
- Designed by industry experts
- Easily over-lays drawing versions

Tendering & Bid Management



SmartBid is a tendering software. All subtrades and supplier contacts are listed in this cloud-based program where they can quickly, and easily, be drawn upon to bid various scopes of work. The program keeps all contacts organized through a tagging system allowing each company to see and bid on items only applicable to them. SmartBid provides many added benefits such as pre-qualifications, document sharing, and subcontractor data management as well.

Communications & Reporting

Fieldlens is a powerful jobsite tool for keeping all stakeholders informed of what is occurring on site, on a daily basis. Accessible via tablet or smart phone, Fieldlens allows the team on site to produce daily field reports including information such as who is on site, what work occurred, what the weather was like, and were there any delays. The field reporting also includes a photo and video tool. Fieldlens has the added benefit of document control, document mark ups and the ability to assign tasks, comment on, and monitor specific items on the jobsite (working in a manner similar to Facebook).



FIELDLENS
by **REDTEAM**



Design & Consultation

Team provides BIM coordination and 3D as-built scanning services.

Improve project outcomes by reducing the communication breakdowns that often occur during handoffs. With Trimble's BIM collaboration solutions, give your teams, partners, clients and vendors access to the most up-to-date design at all times. So everyone can create higher quality plans, eliminate rework in the field and collaborate in real time.



Team's Proven Process





Understand & adopt the
**CLIENT'S GOALS
& PRIORITIES.**

Initiation

Team's formula for successful projects is built on the foundation of ensuring all project team members understand and adhere to our Client's Goals and Priorities for the project. Team Construction Management's Proven Process commences with the early definition of the project's Purpose, Goals, and Priorities. To guide this process, we work with the Project Team to develop a Project Plan that defines these factors as well as project constraints, high level risks and each team members' responsibilities and accountabilities for the project. The completion and adoption of this Project Plan by all project team members along with the consistent review and refinement of its contents, ensures the goals of all project team members stay aligned from project inception to completion. In order for the collaborative team approach to be successful, it is imperative that an effective communication and monitoring structure is implemented from the outset. One that clearly defines accountability of the Client's team, the Design team, and the Construction team. Each team leader will collaborate in creating this structure to ensure open and streamlined communication during all project phases. Accountabilities will be defined to ensure that everyone involved understands their role in the successful delivery of the project.

Identify & evaluate risks.
COLLABORATE
in developing value based
**RISK MITIGATION
STRATEGIES.**



Risk Mitigation

As our Client's Construction Manager and agent for delivery of their project, our construction philosophy is risk mitigation rather than risk transfer. What does this mean? Our risk mitigation process, which is instituted prior to commencement of the project, ensures each member of the project team discusses and documents each of their individual concerns and identified risks within the project. The team collectively assigns values to identified risks, allocates a portion of the budget to address those risks, and develops "value based" risk mitigation strategies for each identified risk. Our experience has shown that implementing risk mitigation strategies early, significantly reduces the possibility of unanticipated risks, reduces the impact of identified risks, and increases the project team's ability to take advantage of the potential opportunities made available through early mitigation strategies. To document this process, Team institutes a Risk Register that defines:

- Risks identified
- The probability and impact of identified risks
- The budget allocation for mitigation of each risk item based on the probability and impact
- Risk mitigation strategies to eliminate or reduce the probability and impact of risks
- The person responsible for implementing the identified strategies
- Timeframe for implementing the identified strategies

This proactive risk mitigation, combined with excellent forecasting and contingency management ensures every completed project represents the best value for our clients, user groups, and all stakeholders involved.



Provide professional
construction expertise to

OPTIMIZE THE DESIGN & DETAILING

while reflecting the project
teams risk mitigation
strategies.

Target Value Design

Throughout the Pre-Construction Phase of every project, Team draws on their extensive experience to advise the Project Team on appropriate contingency budgets and the overall project schedule. Updates are provided to the team at each phase of design. This ensures the design team is tailoring the scope and complexity of the project appropriately, that time and effort is not wasted in redesign, and that stakeholder expectations remain in line with project constraints. Our input on constructability and pre-tender detailing, to optimize the design while reflecting the team's risk mitigation strategies, has assisted our Project Teams in the development of innovative solutions that significantly reduce risk, construction costs and improve the schedule. The combination of total clarity in reporting and active scheduling throughout the construction process allows us to add 'wish list' items at the appropriate time. These key steps ensure our Clients receive maximum value for their project, while always maintaining their priorities of scope, quality and budget.

Tenders & contracts that
eliminate risk and ensure clarity to
**MAXIMIZE VALUE
& MINIMIZE
CONFLICT.**



Implementation

A key component to Team's delivery model is the development of detailed "front-end" tender documents and scope of work packages that accurately summarize the work of each trade and reflect the risk mitigation strategies and design & detail optimization refined during the planning and development stage. This key function ensures that trades bidding on the project have a clear understanding of what is required, that there is no overlap of work between trades, and that competitive bids do not include unnecessary costs or high margins to cover un-quantifiable risk. Our tender packages include our preliminary construction schedule which details the timing and manpower requirements of each trade necessary to successfully complete the project on time, which eliminates additional risk to our client.

Once a minimum of three (3) tenders for each scope of work are collected, we analyze and vet each then present to our client with our recommendation, this is ultimately the owner's decision. Once the subtrade is selected, Team prepares all the contract documents and issues to the subtrade for execution.



Professional, firm but fair,
site management to ensure

**QUALITY & SCHEDULE
OPTIMIZATION.**

Ensure no surprises through

**CLEAR & CONCISE
REPORTING.**

Target Value Delivery

The majority of our Construction Management Services are the responsibility of our office based staff. This enables our Site Superintendent to focus on day-to-day construction coordination, scheduling, quality control and site safety, ensuring delivery of a high quality and high value project in the shortest possible time frame.

Quality is an all day, every day responsibility of our site superintendents. They understand that they are essentially an employee of our Client and the 'eyes and ears' for the entire project team, performing the functions of a Clerk of the Works in addition to the standard Site Superintendent's responsibilities.

While our Client and the Consultants retain final authority for acceptance of the work, our on-site Superintendent will continuously review the work of each trade, issue written Quality Control reports as necessary, and ensure the appropriate parties are immediately informed of all quality control concerns.

For work that is not easily tendered or if it contains too many unknowns to tender in a cost-effective manner, Team will engage tradesmen and perform the work directly on a cost recovery basis where only direct labour, benefits, and overhead costs are charged. This alternate process can eliminate costly risks to the project, however the decision to proceed in this direction is done so only after direct consultation and approval by our Client.

Expert facilitation
of commissioning
occupancy & start-up, ongoing
post completion support.

**LISTEN, RESPOND,
LEARN, ADAPT.**



Close Out

Unlike most General Contractors, Team ensures their Site Superintendent is the last to leave the construction site at the completion of the project. As the most knowledgeable member of the team (as it relates to the “hands on” construction of the project), he or she is the best prepared to assist our Client with the facilitation of commissioning, occupancy and start-up, as well as ongoing post completion support.

Team is passionate about continuous development and to that end, we welcome ‘Lessons Learned’ discussions throughout construction and upon completion of the project. This collaborative process presents a venue to listen, respond, learn and adapt to our clients needs and expectations; A key factor to assist us in offering evolving and improved services on future projects.



Collaborative Construction

Do a good job. Have a little fun.
Make a little money.

