

# Windermere Plaza Building 2

EDMONTON, ALBERTA

\$12.8 Million Budget | 67,320 sq.ft. total Commercial & Parkade | Conventional structural steel framing on 54 stalls of underground parking over 15,000 sq.ft. on one level | Scheduled to be completed early 2015



The second building on a three building site, the developer maintained the same design and construction team for Windermere Plaza Building 2. Engaged with McDougall Steel Erectors for the structural steel supply & erection and Jackz Developments for the structural concrete contract Ethos undertook an initial value-engineering design phase to consult with the structural contractors for Building 2 to deliver budget and schedule savings to the development group. The goal set-out by the team was to deliver a fast-erecting, economical building on an efficient foundation supported on typically marginal Windermere soils.

Through our exploration and discussions of the structural systems a steel-only superstructure and bracing system was selected to avoid delays, site coordination and costs traditionally associated with mating structural steel with above-grade concrete work. Ethos' initial value-engineering efforts and design optimization methods provided a carefully arranged column and support line layout throughout the entire building that reduced build-costs by standardizing joist spans, reducing or eliminating load transfers and an even distribution of building loads on the foundations thereby achieving cost savings in many aspects of the building. The end result of these efforts was we were able to deliver a four-storey steel and concrete building on a footing foundation system in Windermere. To offer but one example of the value of Ethos' efforts on this project, our holistic design approach that allowed footings foundations to be employed in themselves provided cost-savings of about \$215,000 when compared to the most competitive piled foundation system.

It is one thing to claim that Ethos Engineering Inc. has an established track-record of delivering unique value to our building projects and our clients on every engagement. However, successful projects like Windermere Plaza Building 2 demonstrate the direct bottom-line benefits of our approach to structural engineering consulting.



Superior Structural Value  
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