

YOUR COMPLETE DESIGN PROFESSIONALS

www.designworkseng.com

2019/20



Structural • Mechanical • Electrical • Civil • Energy Modeling

DESIGNING GREAT IDEAS FROM THE GROUND UP.

At Design Works Engineering, we're a whole lot more than just an idea and solutions factory - although we certainly have plenty of both. We provide tailored designs and custom solutions for your project, and we do it in a timely and cost-effective manner.

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ABOUT US

Design Works Engineering brings the competence and capacity to provide engineered solutions for any project with all core disciplines under one roof. From the ground up, everything we do is based on cutting edge standards and practices. Impressive teams develop impressive things.

Our team features top engineering talent that delivers results. We've recruited top engineers to ensure that creative innovation is built into every project at Design Works Engineering. With more than 40 years of experience among senior partners, forward-thinking is demanded by our clients and delivered by our team.

From structural and civil engineering to electrical and mechanical engineering, our team provides professional, affordable results that drive the success of your business. The global landscape is changing, and we're helping change it one building at a time.



WHO WE ARE?

*A satisfied customer
is the best business strategy of all.*

Design Works Engineering not only brings you top engineering talent, but we work with you to ensure you're fully informed and updated throughout the project. The customer experience is just as important to us as the design itself, and we've had much practice doing just that. Our senior principals bring over 40 years of engineering experience that's three decades of satisfying clients.



Our senior team, lead by John Lehnert, P.Eng. and Haydar Al Dahhan, P.Eng., launched Design Works Engineering in 2014. Over the last half of this decade, we've created a unique brand of engineering services that have evolved with the global economy. Thanks to the strength of their partner network, we're able to ensure we not only provide the latest engineering solutions but that they're the right ones for your project.

Design Works Engineering focuses on engineering the right product for the right price, and they do it from eight offices located around the globe. Although the bulk of our operations Canada based, our reach extends overseas and has included new projects in Africa and the Middle East.

CEO STATEMENT

Design Works has roots dating back decades in all departments of engineering combined with current market-leading technologies. We consistently strive to develop and introduce new product offerings and services that meet and exceed the ongoing needs of our markets and customers.

While growing consistently, our services have continued to satisfy mixed-use and high rise residential, commercial and industrial projects from new construction to retrofit markets.

Our headquarters is located in Grande Prairie, Alberta, where it operates from a state of the art facility. We are a customer based company that thinks globally and acts locally. To ensure that we can work with you wherever you are, we have established offices throughout Canada with more anticipated presences in the coming year.

I would like to extend an invitation to you to stop by any one of our locations to meet our team and learn more about the newest industry technology and best practices.



OUR VISION

Create solutions that build great projects and better relationships.

OUR MISSION

Design Works Engineering is committed to completing the highest quality construction projects in a schedule-sensitive manner at the lowest possible cost utilizing customer-driven solutions and safe construction methods.

**Thank you for taking the
time to learn about us.**

Haydar Al Dahhan, P.Eng., IntPE, APEC, MIEEE
PRINCIPAL | ELECTRICAL & MECHANICAL ENGINEER

OUR CORE VALUES

1

Scalable

We are building our firm for realistic pricing on all projects while maintaining the expertise and workforce necessary for larger, more complex jobs.

2

Affordable

Balancing quality and cost is the oldest engineering problem in business. By understanding the markets and client needs, we inextricably tie our financial success to theirs.

4

Experienced

Accomplishing all-in-one design without sacrificing expertise is what we do best. We have a proven dedication to applying innovation to the highest quality standards.

3

Integrated

Clients do not need to hire separate firms for structural, civil, mechanical and electrical engineering. We enable you to invest in a relationship with our single firm for all projects.

OUR GROWTH



A QUICK PEAK AT SOME OF OUR PROJECTS



AGORA BOREALIS
Edmonton, AB

A mixed-use development with over 1,200 residential units, retail stores, restaurants and medical facilities.



TEN88 TOWER
Scarborough, ON

Design of an 18 story mixed-use tower with 268 residential units & commercial on the main floor.



PIONEER PLACE
Edmonton, AB

A commercial development consisting of 3 buildings and a gas station.



PROLOGIS SHOP
Toronto, ON

Measuring 153,679 ft² is a sustainably designed two-unit LEED Silver-certified warehouse.

More projects on page 28

OUR CREATIVE INNOVATIVE TEAM

Design Works is committed to completing the highest quality construction projects for our communities in a safe and responsible manner. From our consistently developing safety best-practices to continually implementing emerging environmental technology, we are always striving to impact our communities in positive form.

Excellent designers are always striving to improve. Our people are empowered to develop professionally with access to continual learning on cutting-edge industry technology.

Our keen business mindset gives us the drive to be the best at setting new milestones and driving your project to completion.



OUR CORE MEMBERS

Our team is more than just a collection of people - we are a collection of values and viewpoints. Belief in the best ideas doesn't just come from one individual. We strive to better ourselves and our projects by learning from each other and bringing out the best in all of us with everything we do. We take great pride in delivering results as a team. Our 70 dedicated team members focus on creating a difference.



John Lehnars, P.Eng., A.L.S.
Principal | Structural Engineer



Haydar Al Dahhan, P.Eng., IntPE
Principal | Electrical /
Mechanical Engineer



Tymoor Seifeddine, P.Eng.
VP of Project Development



Abdullah Rabi, P.Eng.
VP of Civil Engineering



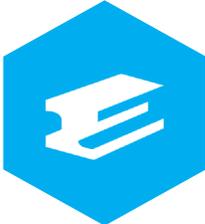
Moses Norga, P.Eng.
VP of Electrical Engineering



Daniel Chrenek, P.Eng.
Structural Engineer

SERVICES WE PROVIDE

Administrative delays make or break most projects. Being lean, we have a strong track record of efficiently getting through the planning and contracting stages. Thanks to the strength of our partnership network, we're also able to guarantee end-solutions that incorporate the latest research and industry best practices.



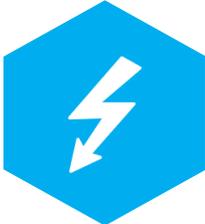
STRUCTURAL ENGINEERING

Whether you're building a high rise or an industrial building – what you use and how you use it will make a dramatic difference in overall maintenance costs & service life.



MECHANICAL ENGINEERING

No two projects are the same, and none can be truly successful without a focused group effort on the best methods and materials for specific challenges.



ELECTRICAL ENGINEERING

We've worked on commercial, residential, industrial, and specialty projects. With our team approach, we can help you find the ideal balance between convenience and efficiency.



CIVIL ENGINEERING

From small sites to full subdivisions, and from initial planning to final inspections, our team is ready to help you create beautiful spaces and buildings that will leave a positive legacy.



ENERGY MODELING

Design Works provides energy modelling services as per the methodologies specified by certifying bodies such as ASHRAE, NECB, IESNA and other local authorities.

WHY CHOOSE US?

Design Works is what a 21st century engineering firm looks like.

Studies throughout history have shown that businesses prevailed due to their ability to be fluid, lean, and adaptable. Design Works is a firm, purpose-built for the modern world, run by partners who embody its values.

- ✓ **Moving at the speed of business.** Projects often need to be turned around on short notice. An ideal partner will have geared their business model to accommodate without sacrificing quality control. They will view your urgency as a shared concern, not an inconvenience.
- ✓ **A long-view of relationships.** A job is never just a job – it's a piece of a greater whole. The terms and service-delivery of all projects should have that bigger picture in mind, regardless of the initial size. We approach every bid as the first step towards mutual growth.
- ✓ **An appetite for innovation.** Modern R&D is continuing to transform the building industries. New methods, materials, and insights are being pioneered daily. Staying at the front of that curve requires a substantial investment, driven by a real zeal for excellence.

STRUCTURAL ENGINEERING

Whether you're building a high rise tower, commercial or industrial building – what you use and how you use it will make a dramatic difference in overall maintenance costs and service life. However, the material and construction isn't the only thing that matters. You can make or break your projects on the planning and preparation that goes into them. It's why we ask the right questions up front.

Will the structure be subject to specific vibrations? What about loading patterns? Soil conditions? Extreme climatic exposure? We do our best to bring two fundamental approaches together: a dedication to applying the newest materials research and in-depth explorations of expected interaction patterns. These factors matter not on day one of construction, but they will come in to play down the road. Proper planning can prevent significant catastrophe down the road.

We're engineers, and it's what we do.



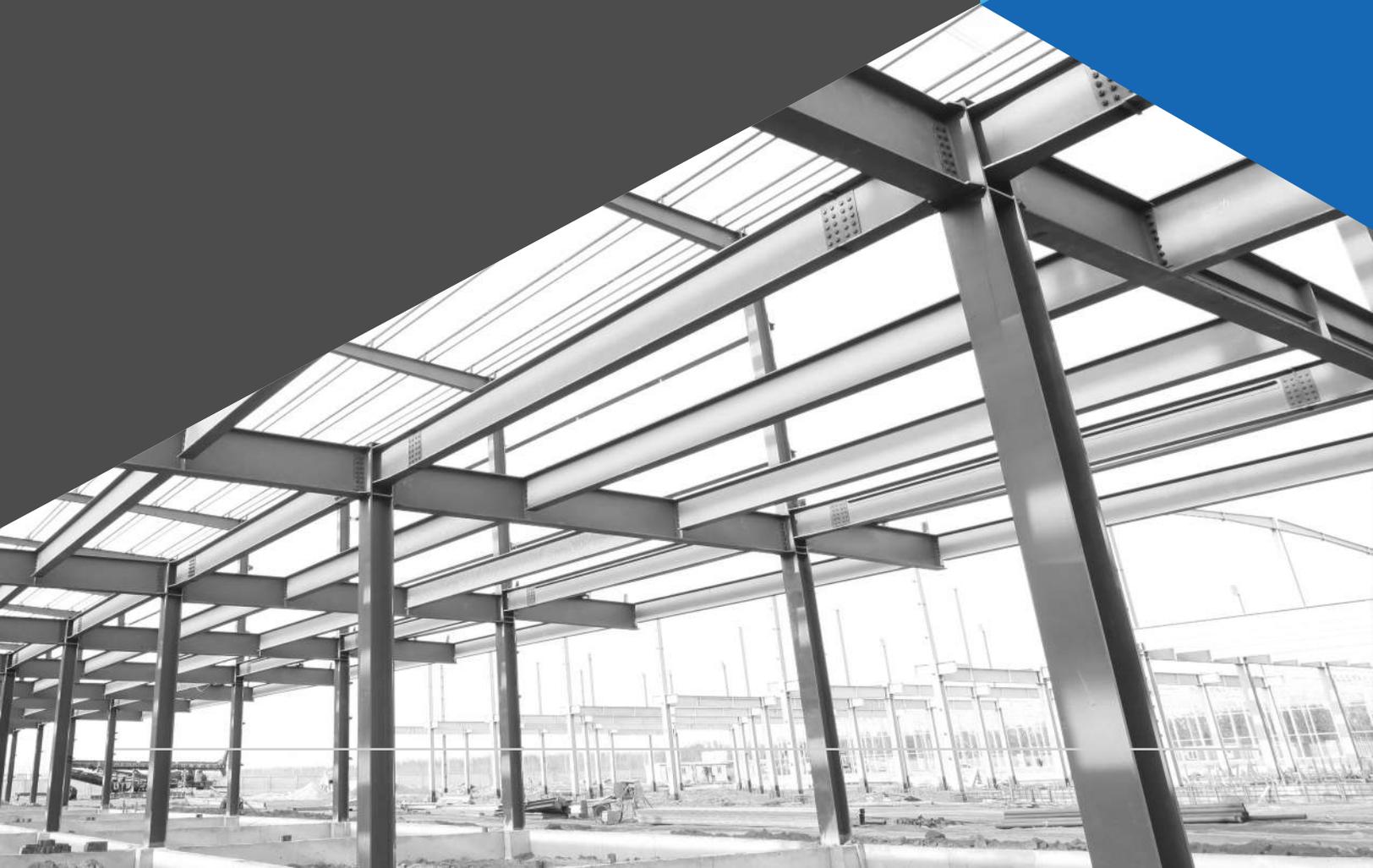
Scope of Services

- Multifamily Developments
- Commercial Retail
- Industrial Shops and Offices
- Industrial / Oilfield Camp Design
- Crane & Bridge Design
- Building Inspections
- Renovation Consultations
- Damage Assessments

Where innovation meets detail obsession

If you visit the Mediterranean, you'll notice something remarkable about its oldest harbours. Many include concrete breakwaters dating back to the early years of the Roman Empire. Amazingly, most of them are still fully intact despite two millennia of tidal wear.

In comparison, most modern equivalents would have a shelf-life of 50 years or so. Surprisingly, it's only been in the last few years that advanced materials science has discovered the missing ingredient and the method, allowing for incredible cost savings and expanded use options.



Multidisciplinary and collaborative solutions

Our portfolio includes property and infrastructure projects in a range of industries and environments, including the planning and execution of retail centres, educational institutions, office buildings, multi-family and hospitals.

We use leading technologies such as Trace 700 HVAC Solution Software, Carrier HAP, SolidWorks to ensure that each project is completed to the highest standards.



MECHANICAL ENGINEERING

The goal of every project is to make it comfortable for occupants, attractive for tenants, and economically feasible for owners. No two projects are the same, and none can be truly successful without a focused group effort on the best methods and materials for specific challenges.

We rely on our network of professionals with design and engineering backgrounds to provide an efficient solution that maximizes quality and reduces energy consumption.



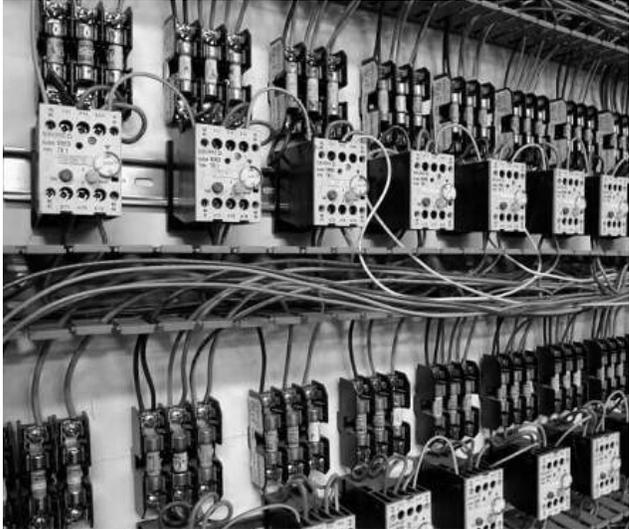
Scope of Services

- HVAC System
- Plumbing Systems
- Sprinkler & Fire protection Systems
- Indoor farming & growing systems
- Medical Systems
- Net Zero
- Construction overview, site meetings, observations, and quality control
- Specialized Mechanical System Design

ELECTRICAL ENGINEERING

From municipal distribution systems for new land developments and lighting studies for commercial office spaces to detailed building designs, our team of electrical engineers and designers are well versed in the subtleties of efficient and cost-effective designs. As a team, we listen to our clients and come forward with designs that capture their vision of how the buildings should work.

Providing the prompt service that people expect and an ability to adapt to changing ideas is something we pride ourselves in; from an electrical inspection on a small commercial project to the design of a high-rise complex, we have the expertise and workforce to meet your needs.



Scope of Services

- Load Calculations
- Electrical System Design & Planning
- Feasibility Studies
- Fire Alarm Systems
- Energy Audits
- Life Safety Systems
- Control Room Layouts
- Communication Wiring & Distribution Systems
- Grounding Design
- Heat Trace Design
- Building Power Distribution Systems
- Low, Medium, & High Voltage Distribution Systems
- Stand-by UPS / Emergency Power Systems
- Power Generation Systems
- Subdivision Electrical & Communication Design
- Security Systems
- Network Design

Your best energy savings option

Design Works Engineering is adept at providing sustainable design guidance integrated with LEED & Passive House assessments to improve your energy and environmental performance substantially.





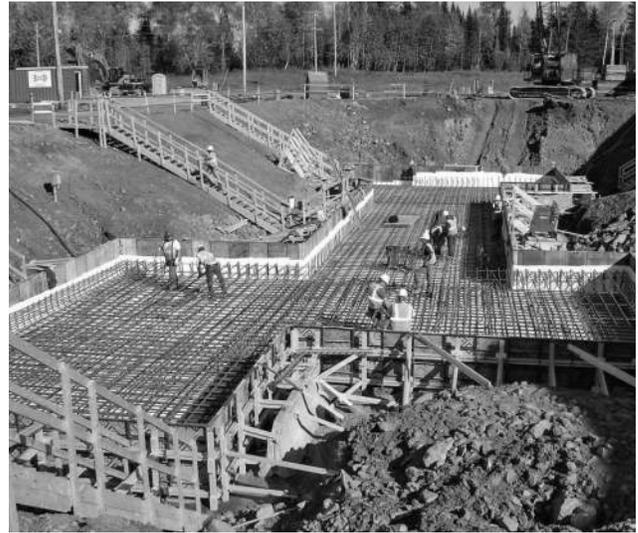
Creating communities with great design

Using the latest in software technology and accessing specialized consultants with particular expertise, we are confident we can meet your municipal/civil design needs. From Area Structure Plans to final inspections, our staff are experienced and ready to serve your needs.

CIVIL ENGINEERING

We believe public spaces should reflect well on the communities behind them. Whether it's enabling flow and rhythm to traffic patterns, adding well-placed amenities that instill user appreciation, or establishing unifying features that provide a sense of character, good civil design should go beyond bare functionalism. We believe civil design should only add to a community and not take anything away.

From small sites to full subdivisions and from initial planning to final inspections, our team is ready to help you create beautiful spaces and buildings that will leave a positive legacy. We don't just create elegant solutions; our projects help to build a sense of pride in the community.



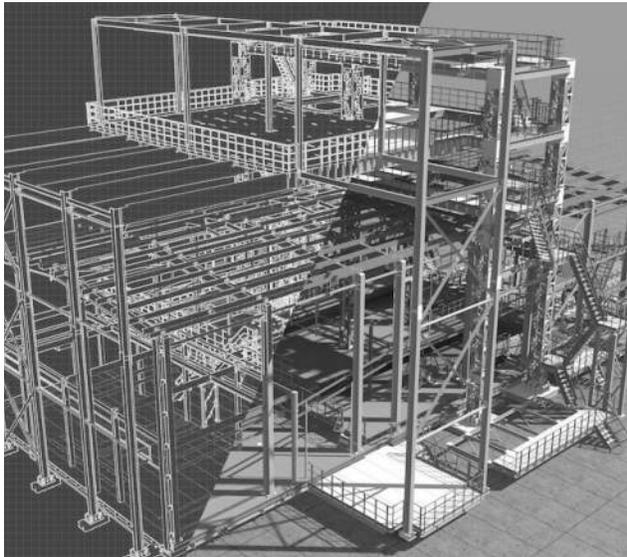
Scope of Services

- Subdivision and Land Development Engineering
- Sanitary, Stormwater and Water Utilites Design
- Stormwater Management Design and Analysis
- Site Plan Development
- Servicing Report Analysis
- Rezoning Applications

ENERGY MODELING

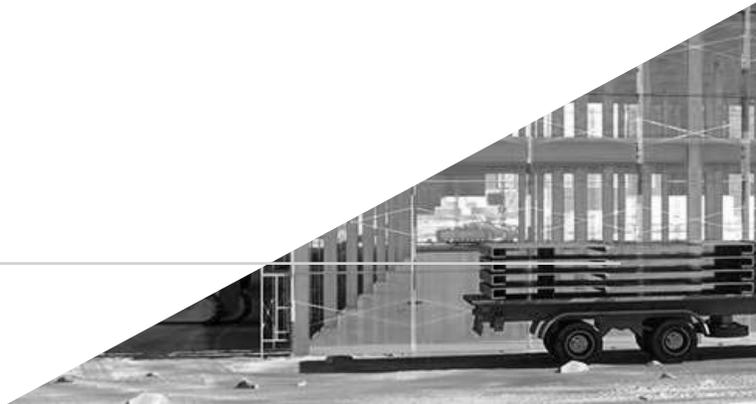
It is widely understood that energy-modelling has the most significant impact when it is utilized early in the design process, and therefore, preliminary models have the greatest impact on energy savings!

Design Works provides energy modelling services as per the methodologies specified by certifying bodies like ASHRAE, IESNA and other local authorities. We have an experienced pool of qualified professionals who have the necessary expertise in providing these services with many years of involvement in sustainable green building designs & energy analysis in a cost-effective way.



Scope of Services

- Shadow Analysis
- Energy Compliance
- Reflection Analysis
- Acoustic Analysis
- Daylight Analysis
- Building Assessment Reports



Your best energy savings option

Design Works Engineering is adept at providing sustainable design guidance integrated with LEED assessment to improve your energy and environmental performance substantially.

The most common reason firms undertake energy modelling is to make the most accurate energy-saving decisions on a building. To achieve this, we create the building design in the simulation software under existing or standard conditions. We then simulate the same building using various energy conservation measures (ECM) to find the optimal solution.



HOW WE WORK

Having a plan is great, but ensuring it's a success is what this part of the process is about.

Project Research

Our team will thoroughly research your needs, costs, and expected results.

01

Design Development

Once we have the idea, the hard work begins. We engineer your design to perform in real-world conditions.

03

Post Construction

Our jobs doesn't end with the final nail or screw. We'll follow up to make sure the desired results are achieved.

05

02

Schematic Design

We leverage the whole firm to bring you the best ideas.

Construction Admin

Having a plan is great, but ensuring it's success is what this part of the process is about.

04



RESEARCH & DEVELOPMENT

Design Works Engineering knows the world is moving a fast pace - we see it every day. Each plan we create has to tackle the new challenges of climate change, changing social patterns, and incorporating the latest technology.

The education of our engineers didn't stop when they received their degrees. Their training not only continues today but will continue as long as the world keeps changing. Every day there are scientific breakthroughs in engineering, and Design Works Engineering is on the front line of these changes.

From the latest materials and technology to studying human interaction with engineering feats, our people are at the forefront of these changes. Your project won't just have the best knowledge we have to offer - it'll have the best knowledge available today.



The challenges of today won't necessarily be the challenges of tomorrow, so it's essential to keep improving.

01

Our engineers never stop learning. We continue to study the latest breakthroughs in Engineering.

02

Experience doesn't just come from within. We learn from the best in our field, no matter where or who they are.

03

Collaboration is more than just a buzzword. We make use of all of our experts.

04

Results speak for themselves. We let our work showcase our knowledge.

OUR VALUABLE CLIENTS

We are very fortunate to have formed excellent partnerships with many of our clients, and we've established more than just working relationships with them. Here's what they're saying about us.



“

Your quality in work and prompt deliverables has surpassed any other firms I've worked with and it has not gone unnoticed in the company.

Andy Muzio

Horizon North Manufacturing



“

It's incredibly helpful having a firm that can help with the different categories of engineering services all under one roof.

Mike Barnes

Nordic System



“

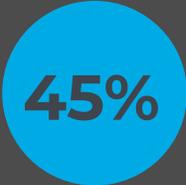
As design builders having a good Engineering firm behind us is crucial. Since we started working with Design Works back in 2016, they have delivered great engineering solutions time after time in a timely and effective manner, helping us build with confidence and giving us the peace of mind that no matter what construction challenge we face, Design Works has our back!

Jose Castanon

Co-Owner of 4C Group

BUSINESS HIGHLIGHTS

Design Works Engineering is one of the nation's fastest growing companies for a reason: we design successful projects. We deliver results to our clients not only with a robust design, they can count on, but by maximizing cost savings, and utilizing the latest technology.



Design Works Engineering is a worldwide venture, with work that spans the globe. Our buildings dot the landscapes not only in North America but overseas as well.

With rapid expansion, our operations quickly grew to cover Canada and North America, followed by expansion globally. Finding cost-effective solutions isn't restrained by borders, and we've discovered forward-thinking companies around the world that not only want the latest technology built into their design, but they want to work with a company that cares about their bottom line.



Design Works Engineering has experienced double-digit growth in each and every single year of operation. Our success isn't an accident; it's built on the hard work our team puts forth on your project that allows for growth. With growth over 10% each year in the last half of this decade, we're showing no signs of slowing down.

Find out why - let us put our team to work for you.



+5 Locations

With five offices around the country and more global expansion planned by 2024, Design Works Engineering has the people on the ground to help you no matter where your project happens to be.

ACCOMPLISHED PROJECTS

*Our recipe is simple
- It's the execution
that separates us!*

The diversity of our combined engineering services has provided us with the opportunity to complete work on a variety of projects.

Design Works has the experience necessary to deliver creative solutions and collaboration for your corporation. Whether your project is a global corporate headquarters, sprawling office park, or a corporate office renovation. We are ready to act as a partner to take your project from idea to reality.

29 Mixed Use Projects

30 Residential & Seniors

31 Commercial Projects

32 Hospitality Projects

33 Industrial Projects

34 Office Projects

35 Healthcare Projects

MIXED USE PROJECTS



HYATT PLACE & HOUSE
Edmonton, AB

Hyatt Place & House is a 300-unit hotel in the heart of downtown Edmonton. Complete with health and wellness spa, fitness facility, business centre, conference and banquet facilities, secured underground parking and eateries.



TOWER OF DESROCHERS
Edmonton, AB

Towers of Desrochers consists of 3 buildings each at eight floors. The main floor is commercial space while the second floor is office space, and the remaining levels are residential.



197 KING ST.
Toronto, ON

The design includes the addition of four floors of hotel and commercial on the main level complete with two restaurants, with the remainder of the building designed as high-end lofts.



123 STREET APARTMENTS
Edmonton, AB

123 Street Apartment building has 145 rental units and two levels of underground parking.

RESIDENTIAL & SENIORS



HAMPTON VILLAGE

Saskatoon, SK

Design of a 4-storey apartment building with 84 units complete with a single level underground parkade.



SANDSCAPES APARTMENTS

Parksville, BC

Design of a 4-storey apartment building with 74 units. Smart & Energy Efficient Design.



FORT SASKATCHEWAN SENIORS LODGE

Fort Saskatchewan, AB

Conversion of office building to seniors care lodge.



PINECREEK APARTMENTS

Edmonton, AB

Design of a 4-storey apartment building with 165 units. Energy Efficient Design.

COMMERCIAL PROJECTS



MANNING CENTER
Edmonton, AB

A 100,000 ft² Mixed Use Commercial Development of 4 commercial building with Gas Station, Convenience Store, Daycare and etc.



PLATFORM COMMERCIAL CENTER
Grande Prairie, AB

Consisting of 4 buildings. The Platform Commercial Centre in northern Grand Prairie provides essential services to the area complete with daycare's, restaurants and gas facilities.



NORLAN CHRYSLER
Grande Prairie, AB

An 80,000 ft² state of the art dealership with 3 quick bays, car wash, and 20 service bays.



MANCHESTER SQUARE
Edmonton, AB

Mixed use building with a European Feel! Conversion of an old Brick building, Energy Efficient Design. A first in Edmonton.

HOSPITALITY PROJECTS



TUTTI FRUTTI WINDEREME
Edmonton, AB

A complete breakfast & lunch restaurant.



PARAMOUNT LEBANESE KITCHEN
Edmonton, AB

A tenant improvement in West Edmonton Mall.



COMFORT SUITES
Edmonton, AB

A mixed use building with 120 units complete with a commercial component, underground parkade and pool.



AJAX HILTON COMBO TRU HOME2
Ajax, ON

A combination of two hotel brands sharing amenity space. Together, they will have 200 rooms available across six floors.

INDUSTRIAL PROJECTS



TRAILCON LEASING
Calgary, AB

20,000 ft² building on six acres of land. Featuring fenced-in yards with truck gates to accommodate around 120 trailers. It will also have intrusion alarms, door access control, and closed-circuit television.



GATEWAY INDUSTRIAL PARK,
Dawson Creek, BC

Leasing around 28,500 ft² of the hangar-like facility. The building which once produced siding for modular homes has been renamed Gateway Industrial Park.



PILEMASTER
Grande Prairie, AB

Design of a 7-bay industrial shop.



YARDMASTER
Grande Prairie, AB

Design of an industrial shop.

OFFICE PROJECTS



MILL DISTRICT PLAZA
Grande Prairie, AB

A 2-storey Multi-tenant Office Building with Smart & Energy Efficient Design. Royal LePage Tenant Improvement.



HARKER HOMES HEAD OFFICE
Grande Prairie, AB

Design of a state of the art 2-storey office building. A Smart and Energy Efficient Design Multi-tenant Office Building.



SAI AIRPORT PLAZA
Edmonton, AB

A 2-storey Multi-tenant Office Building with 15 Office Units with an option to convert office space into retail. Smart & Energy Efficient Design.



AAA Safety
Fort St. John, BC

Design of a 2-storey building with 2 boardrooms, multi offices and kitchens.

HEALTHCARE PROJECTS



HIGSON DENTAL GROUP

Grande Prairie, AB

A 6,000 ft² Dental Office with 12 hygiene rooms, 5 offices, a reception and waiting room, and 2 surgery rooms.



ATHABASCA HEALTHCARE CENTRE

Athabasca, AB

A complete overhaul of the entire security system throughout the hospital.



SLAVE LAKE HOSPITAL

Slave Lake, AB

A complete overhaul of the entire security system throughout the hospital.



97TH MEDICAL CENTER

Edmonton, AB

Design of a 20,000 ft² medical centre complete with clinics, pharmacy and café.



Get in touch.

Your comments are important to us. We want to hear from you!



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