

**“We were past our hopeful opening date and in danger of not opening to our 38 families by the time school started in September.”**

**“We worked closely with Bosa Development, and chosen to complete the work, and given the impossible task Omega was of getting us approved and open by September.”**

commented **Louise Warner**,  
President/Owner of Bee Haven.



## Omega Construction Case Study

### Bee Haven Childcare Centre at Lynn Valley Centre

Bee Haven operates childcare centres on the North Shore, and was expanding with its 8th location at Lynn Valley Centre in 2021. Lynn Valley Centre is owned and operated by Bosa Development Corporation (Bosa). In early 2021, Bosa put out to tender the leasehold construction of the new Bee Haven facility with a project timeline of 4 months, and a completion and opening date of June, 2021. A series of delays with drawings, followed by permits being placed in a holding pattern with the District of North Vancouver for a period of 14 weeks significantly compressed the construction timeline.

# Omega Construction Case Study

**From 4 months to only 14 business days.**

On July 16th, Omega accepted the project with a compressed six-week project timeline, with construction drawings to be provided by July, 2021.

Construction drawings were provided to Omega on August 17th, leaving only 20 calendar days (14 business days), including inspections, for the project to be completed in order for Bee Haven to open for the school year. After receipt of the drawings, further changes were required, including a new transformer, disconnecting switches and electrical panels and increasing the main water line pipe.





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From the very beginning of the work to the very last handle, Omega has been just amazing to work with. The professionalism and dedication shown not only to Bee Haven, but also when dealing with some very strong personalities from Bosa, was a joy and at no time did we feel it was not important for us to be part of the work. We were consulted on everything from the beginning, and if we had concerns or questions, they were answered promptly. I also appreciated that they were looking at ways to save money and show options for cost savings as with different supplies or materials.

The very short timeline meant many extra hours for the team working on the space, and they went above and beyond to make sure that we opened on time and no child was left without a safe space to go after school.

”

*Louise Warner*



in only  
**14**  
business  
days

An unwavering commitment to completing projects on time.



Despite unprecedented supply chain issues, an industry-wide labour shortage due to **Covid-19**, and the **Labour Day long weekend**, Omega completed the project and received final inspection approval by Vancouver Coastal Health on September 7th, **on time** for Bee Haven to open for the school year.





## Scope of Work

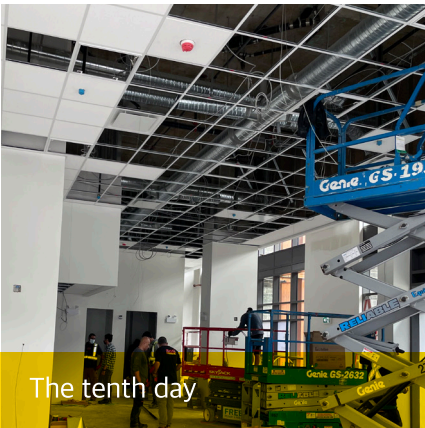
- Scan and coring
- Steel Stud framing (24")
- Boarding
- Flooring
- Plumbing
- HVAC system
- T-bar ceiling / drop ceiling framing
- Ceiling and concrete preparation and paint
- Fire alarm system
- Sprinkler system
- Millwork and counter tops
- Low voltage electrical
- Painting
- Glazing
- Doors / door trim and hardware
- Tiling
- Toilet partitions
- Replace 600 amp panel transformer and switch with 200 amp



The seventh day



The tenth day



The Eighth day



Omega Construction is known for its ability to execute projects in extremely short timelines, on time, and on budget without compromise for quality or workmanship. The Omega team brings decades of experience as mechanical and civil engineers for major industrial construction projects. Bringing this commitment, high standard, meticulous planning, contingency planning, and project management to the commercial renovation industry, sets us apart from our competitors.





“

This was an incredibly well-facilitated application with all parties on task. It often takes months for an application to move through the respective processes from application to licensure.

”

**Glenda Burrows**  
Vancouver Coastal Health

The tenth day



The tenth day

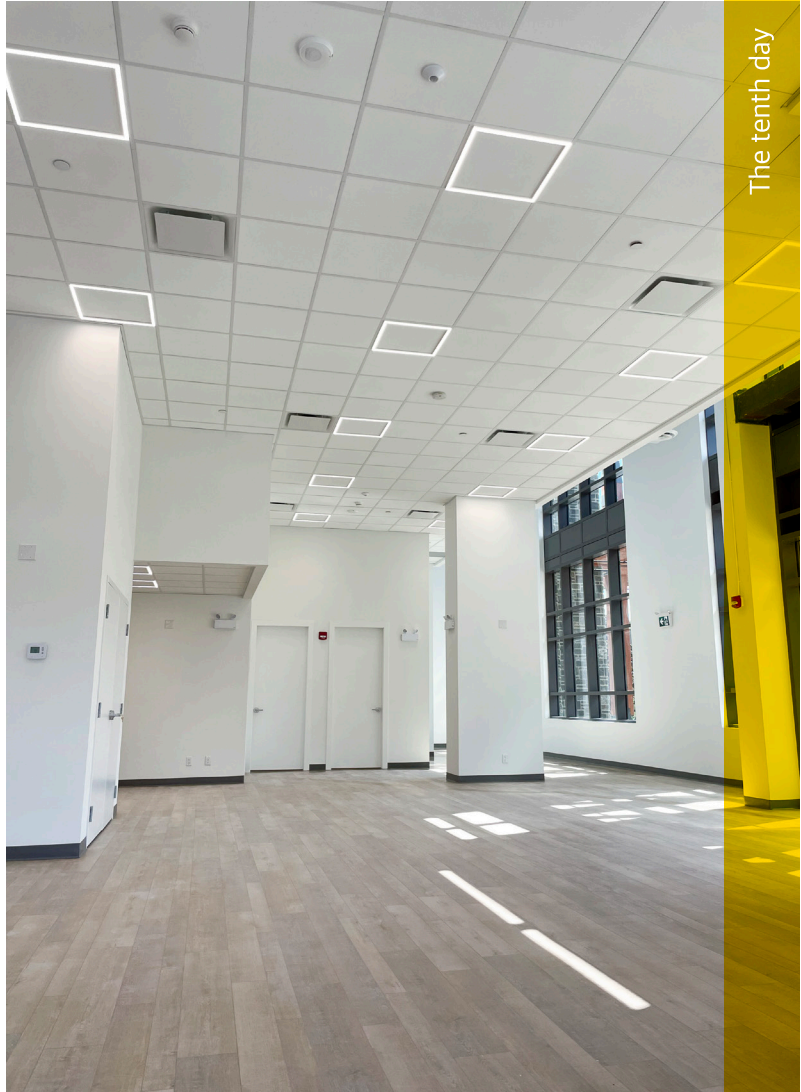


The tenth day



## Bee Haven Challenges:

- Workforce shortage due to covid 19
- Supply Chain issue due to covid 19
- Job Site restriction due to WCB Covid safety protocol
- High Ceiling 24'
- unit was located above the Main Electrical room, which makes the slab full with lots of conduit
- Limited working hours due to the residential building above the unit,



The tenth day



The tenth day



The tenth day



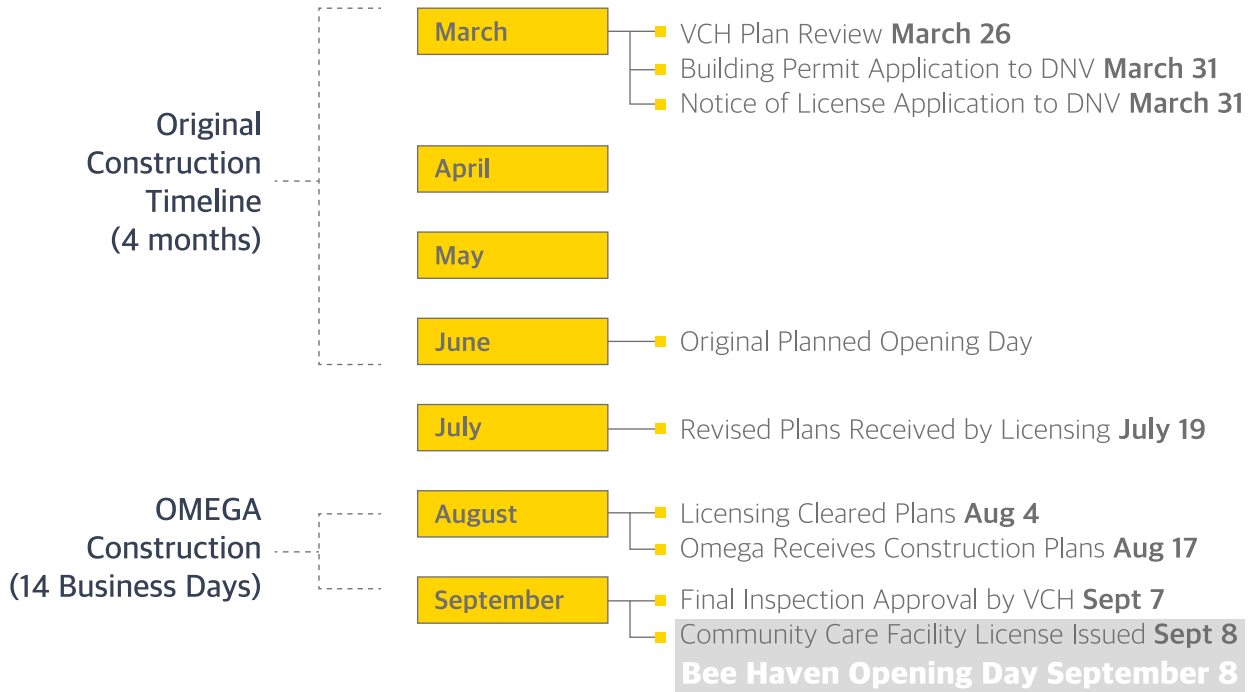
The tenth day



The tenth day



## Bee Haven Project Timeline



in only  
**14**  
 business  
 days



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Construction  
Corporation

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