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THIS PITCH IS READY

THE BANC OF CALIFORNIA STADIUM IS COMMUNITY-BUILT FOR SOCCER FANS
The Banc of California Stadium is the new entertainment icon in the heart of Los Angeles. Home to the Los Angeles Football Club (LAFC), one of the latest Major League Soccer (MLS) expansion franchises, the multipurpose facility is the first open-air stadium built in Los Angeles since Dodger Stadium in 1962.

As an indication of the growth of professional soccer in the United States, it was only 16 years ago that PCL completed the StubHub Center in nearby Carson, California (home of the LA Galaxy). LAFC’s new home features 35 private suites, five clubs, a rooftop water feature, several conference space options, a full-service restaurant, and a team store, all of which made this facility the most expensive soccer-specific stadium in US history.

The 22,000-seat arena offers soccer fans a skyline view of downtown Los Angeles, seats as close as 12 feet from the touchline, and a 190,000-square-foot roof canopy made of ethylene tetrafluoroethylene (ETFE), a lightweight, semi-transparent plastic film that reduces glare and heat. The more raucous soccer fans can stand in the supporter section behind the north goal and, through cheers and songs, lend their pride and exhilaration to the game. This section features the first use of a unique “safe-standing” design in North America.

Located on the southeast side of Exposition Park, the stadium joins the historic Los Angeles Memorial Coliseum and a collection of museums on a 160-acre parcel of land dedicated to venues that promote education, sports, and entertainment.

COMMUNITY BUILT
The City of Los Angeles is committed to providing work opportunities for locals. Stadium owners and elected officials agreed that 40 percent of the jobs generated by the stadium be set aside for people living within a 10-mile radius of the project site and for residents of neighborhoods with an unemployment rate above the County of Los Angeles average. LAFC also wanted to award at least 35 percent of the subcontracts to diverse, small, and
minority-owned businesses. Although Exposition Park is home to world-class museums, parks, and entertainment facilities, the densely populated area surrounding it is one of the city’s most underserved neighborhoods.

To meet client and community needs, PCL set specific community-outreach goals and partnered with the Los Angeles/Orange Counties Building Trades Council to create union-sponsored jobs for more than 40 local skilled laborers. Pre-apprenticeship programs and resources such as 2nd Call, Los Angeles Trade Technical College, and the Flintridge Center were key to the process.

Community partnerships helped PCL exceed the local-hire and diverse business requirements set for the stadium project. PCL paid nearly $19 million in wages to residents living near the stadium and more than $85 million to certified minority, women-owned, disabled-veteran, and small businesses.

“We’re proud of our efforts to maximize local talent on this project,” says Priscilla Chavez, PCL’s Diversity and Inclusion manager. “PCL worked closely with LAFC and their owners to provide individuals and businesses with opportunities to help build their community and see it thrive.”

ROLLING WITH CHANGE

In the final four months of the project, the stadium owners requested an additional outdoor space, the Sunset Club, and a fitout (interior renovation) of the LAFC team store and other retail spaces. As a project evolves so too can the owners’ vision, leading to work scope changes. The PCL team quickly modified the schedule to ensure they completed the additions before the first LAFC game.

“Our mission is to unite the world’s city through the world’s game, and we feel like this stadium is the perfect place to do that. We couldn’t have built this without the hard work, discipline, and precision of PCL.”

- Tom Penn, Vice President and Owner, Los Angeles Football Club
The revised designs included some specialty materials with long lead times. This required some creative scheduling and unusual work shifts, but PCL delivered the Sunset Club and retail buildouts, along with the rest of the stadium, three weeks earlier than stipulated in the original contract.

LAFC’s dedication to the community and its commitment to building a fan-based arena has resulted in a resounding success for the City of Los Angeles. And the future is bright. Banc of California Stadium will play a prominent role when Los Angeles hosts the 2028 Summer Olympics, welcoming athletes from around the world to share in the excitement of the world’s game.
PCL helps clients harness the power of the sun.

PCL used an innovative racking system to build Southgate Solar on the rolling hills of Holstein, Ontario.
THE SUN IS A FREE, limitless, carbon-neutral source of energy that in just one hour produces enough energy to meet the world’s energy needs for a year. In the United States alone, solar energy currently generates enough electricity to power 12.3 million homes, according to the Solar Energy Industries Association (SEIA).

Companies such as Google and Amazon have also embraced solar technology on the commercial side, establishing solar-powered solutions on their properties to power their facilities with clean, affordable energy.

Solar power has a bright future, and its popularity will continue to grow as it achieves grid parity in an increasing number of locations in North America, selling at a price equivalent to that of other forms of electricity generation.

PCL has a team of industry-leading experts who specialize in all aspects of solar engineering, procurement, and construction (EPC) and related energy solutions, and we’ve worked with a diverse range of clients to help them harness the power of the sun on projects that range from utility-scaled operations to smaller localized systems. We’ve installed more than two million solar panels (enough to cover nearly 750 football fields), and those panels help power more than 85,000 homes, businesses, and communities.

ONE STOP SOLAR SHOP
Solar power has become a more affordable option for electricity than some traditional forms of generation. According to the SEIA, the cost of solar installation has dropped by more than 70 percent since 2010.

“Solar irradiance, being free and unlimited, provides some cost certainty for our clients,” says Andrew Moles, PCL’s director of Solar. With solar power, clients get a locked-in rate of electricity guaranteed for 20 to 30 years. This means that monthly electricity costs won’t fluctuate—unlike fossil fuel prices, which change depending on supply and demand.

The environmental benefits of generating clean energy are also attractive. The sun doesn’t produce harmful by-products, and it’s a renewable source of energy, thus reducing clients’ overall carbon footprint. “For clients looking for sustainable energy solutions, solar truly is a step forward in making the world a cleaner place to live,” says Moles. “We see this as a very positive aspect for our clients and the environment.”

PCL’s solar team facilitates an “Expert to Expert” (E2E) relationship with each client, which means our team members work alongside clients to engineer solutions that can reduce their energy.
costs. Our team can help develop solutions, such as carport solar, that generate electricity while providing weather protection for patrons and vehicles; battery energy storage systems that provide clients with resilience to grid failure; and future planning for the increasing demands of electric vehicles on their electrical infrastructure.

Using the EPC method, PCL has the capability to design and engineer the solar facility, obtain the required equipment, and build the project. We can provide innovative and integrated solar solutions ranging from engineering and design to procurement, construction, installation, and commissioning.

Here’s a look at some of PCL’s recent successes in delivering optimized solar projects:

**SOUTHGATE SOLAR**

Client: Samsung Renewable Energy, CarbonFree, and Connor, Clark & Lunn

Holstein, Ontario

Southgate Solar is built on grazing land where sheep keep the grass trim and help reduce client maintenance costs. While the rolling hills in Holstein are perfect for grazing sheep, they aren’t ideal for solar projects, which are best suited to flat areas. To tackle the terrain, PCL worked directly with a manufacturer to design custom racks (hardware that holds the solar panels) that follow the curves of the hill. The racking reduced the need for ground leveling by more than 200,000 cubic yards, saving money and time, and reducing environmental impact.

The construction team used PCL’s off-site manufacturing expertise on this project to build the operations and maintenance buildings. PCL is one of a few general contractors in North America with an in-house modular construction facility. The controlled factory environment enabled the project team to do more work concurrently, while improving quality and safety and decreasing waste. After fabricating the buildings modules, PCL shipped them to the solar site for installation. The innovative racking system and PCL’s off-site manufacturing facility reduced costs and shortened the project schedule.
ANGLE LAKE STATION
Client: Sound Transit
Seattle, Washington

The Angle Lake Station in Seattle, Washington, proves that solar power generation is not limited to large-scale utility projects or sun-rich locations. The new light rail transit facility has earned LEED® Gold certification for its sustainable design and construction, a first for the client. The PCL team installed a 60-panel, 14-kilowatt solar array on the platform canopy. These panels provide the station with up to 18,000 kilowatt hours of power per year. The sustainable station also has energy-conserving escalators that slow when not in use. The Angle Lake Station is just one example of the innovative ways solar can be incorporated into any project, even north of the sunbelt.

POWER AND POTENTIAL

The beauty of solar is that it’s scalable and provides a viable way for many clients to control energy costs, offer amenities to their patrons and employees, and become independent from grid failure. PCL can install rooftop panels for clients or integrate solar panels with a carport or canopy to shield vehicles from weather while generating clean, cost-efficient energy for the building. Clients who don’t use all the energy from their solar project can, when possible, sell the excess power back to the grid and gain an additional revenue stream. PCL’s solar specialists provide a wide variety of cost-effective solutions to meet the changing needs of our clients. But the hottest thing about solar is that it’s a never-ending resource.

SUMMERSIDE SOLAR AND BATTERY ENERGY STORAGE SYSTEM
Client: Samsung Renewable Energy
Summerside, Prince Edward Island

The goal of the Summerside solar project was to integrate solar power with other energy sources in the city to reduce electricity consumption. PCL installed a solar array that powers the city’s largest community center, saving the facility more than $100,000 annually. These communities aren’t connected to a major power grid and instead rely on diesel for power generation. The project is a model for how remote communities can incorporate solar technology to lower electricity costs and generate clean energy for their everyday purposes. “This was a first-in-Canada initiative to demonstrate what’s possible in remote communities and other localities leading the way,” says Moles.

When it’s sunny in Summerside, the battery energy storage system (BESS) stores excess energy from the sun in a battery. BESS components go hand in hand with successful solar systems. That way, none of the generated energy goes to waste, and there’s a reliable backup on cloudy days when solar panels generate less power. In the event of grid failure, the BESS also provides backup power for facilities that rely in part on power from the grid. For this project, PCL built the battery system in our off-site modular facility to add even more value for the client.
Restoring Banff’s Historic Mount Royal Hotel
At 2:30 a.m. on December 29, 2016, Banff volunteer firefighter Stuart Back received a message on his pager that read “structure fire: Mount Royal Hotel.”

He sprang from bed, drove to the fire hall, and prepared to save the historic landmark, which originally opened in 1908. It’s the same property he oversees as vice president of Operations for Pursuit Banff Jasper Collection, the hotel’s owner and operator.
Located in the heart of the Canadian Rockies and close to countless outdoor recreational activities, Banff, Alberta, is a popular tourist destination that averages more than four million visitors annually.

As Stuart Back and members of the Banff Fire Department approached the hotel, they saw that the fire had already overtaken a section of the roof and was beginning to infringe on the top floor. With the help of three nearby fire departments, the team prepared to fight the blaze from within.

“A fire of this magnitude in your own hotel is very tough to see and experience,” recalls Back. “But that doesn’t mean you think twice about breaking through a door or ripping down a ceiling. We had to attack the fire and make sure it didn’t take over the entire building.”

That night the Mount Royal Hotel was busy with 297 guests; hotel staff safely evacuated and cared for them, allowing fire crews to focus on saving the building. Crews were concerned the fire would spread to other high-density historic buildings along Banff Avenue, the town’s bustling main street.

Back and the other firefighters worked for 10 hours in the freezing cold conditions of a Canadian winter to battle the blaze. “Ten hours is a long time to fight a fire,” explains Back. “You have to focus on what you’re doing, but in those quick moments as I was replenishing my air, I considered the impact of the fire, the guests staying at the hotel, and what this was going to mean to us as a company.”

Finally, with the peace of mind that came from knowing the fire was out and guests were safe and accommodated, crew members left the scene to get some well-deserved rest. Back removed his fire helmet and turned his attention to the rebuild ahead.
“We immediately sought out PCL to be our construction partner,” says Back. “Within 24 hours of the fire, their Special Projects division was on-site helping to secure the building, and by January third they’d begun the remediation work on the hotel.”

There was extensive damage to 12 guestrooms and a quarter of the roof, with water and smoke damage throughout the entire building, prompting the owner to move ahead with a full renovation.

PCL’s Special Projects division focuses on unique construction projects and has significant expertise in hospitality, building remediation, and heritage renovations. With experience revamping historic properties such as the Fairmont Banff Springs, the Fairmont Chateau Lake Louise, and Calgary’s Fairmont Palliser Hotel and Hillier Block, the Special Projects team was well positioned to rebuild the second-oldest hotel in Banff.

Back says that PCL’s previous work with the Pursuit Banff Jasper Collection on the Banff Gondola upper terminal renovations and Glacier Skywalk, located at the Columbia Icefields, influenced the company’s decision to hire PCL for the Mount Royal Hotel project.

“PCL teams have the ability to figure out complex problems, succeed in difficult environments, and they do this on time and on budget—which is rare.”

Properly securing and abating the building were the first priorities. “In an emergency construction project like this, work happens quickly,” explains
Brad Ludwar, PCL project manager. “We were doing abatement at the same time as site reviews; it was a constant balancing act.”

While historic renovations pose a unique set of challenges in the best-case scenario, discoveries made during abatement of the fire-ravaged hotel added an extra layer of intricacy.

“As we peeled back the walls, we uncovered four distinct eras of construction throughout the building,” says Ludwar. “Looking at the building’s exterior, we had expected two at most; four was surprising.”

Construction and renovations done throughout the hotel’s history revealed building techniques and materials used in times past: the 1900s–1920s, 1940s, 1950s, and 1960s. Many project team members had never seen straw and hay mixed with concrete, uncovered in the 1900s–1920s section, or the 1950s flooring system built with laminated two-by-sixes.

“At Pursuit, we’re invested in doing the right thing, building the right thing, and creating the right experience for our guests, all while remaining forward thinking. We’re proud to share these values with PCL.”

-- Stuart Back, Vice President of Operations, Pursuit Banff Jasper Collection
A MODERN MOUNT ROYAL HOTEL

Rather than adopt a cookie-cutter approach and rebuild in a uniformly trendy style throughout, PCL and the design team at DIALOG embraced the historical nuances of early-to-mid-twentieth-century construction. They reimagined the space in a way that would pay homage to each era uncovered in the aftermath of the fire.

“We incorporated many design elements and period details that highlight the hotel’s rich history and Banff’s uniquely Canadian culture,” says Ludwar. The design team brought together color palettes and furniture that evoke each era so guests can experience the building’s past with a contemporary twist.

In addition to making updates that enhance the visual appeal of the Mount Royal Hotel, PCL made structural upgrades to meet current seismic and safety requirements, refreshed the hotel’s exterior, revamped the rooftop lounge, installed a decorative brass feature at the hotel’s main entrance, and added the guest-favorite, outdoor, rooftop mountain-view hot tub.

The Mount Royal Hotel officially reopened on July 1, 2018, on Canada Day, and has since welcomed a steady flow of new and repeat visitors. “We’re very pleased with the renovation,” says Back, looking back on the hectic 18-month, $45 million project (CDN). “This landmark property has been well received by guests, employees, and locals, and since we reopened, guest response has been so positive that the hotel’s ranking has climbed several positions on TripAdvisor’s ranking of Banff’s best hotels.”

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The PCL family of companies is a group of independent construction companies which carry out diverse operations in the civil infrastructure, heavy industrial, and buildings markets.

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