



WESTBOURNE  
PROJECTS LIMITED

## COMPANY PROFILE

Westbourne Projects Limited is a Vancouver-based company dedicated to providing comprehensive development consulting and project management services, primarily focused on large capital projects and those where we can deliver valuable insights. Our expertise encompasses the entire development cycle, from preliminary project feasibility to final deficiency clearance and tenant/user move-in.

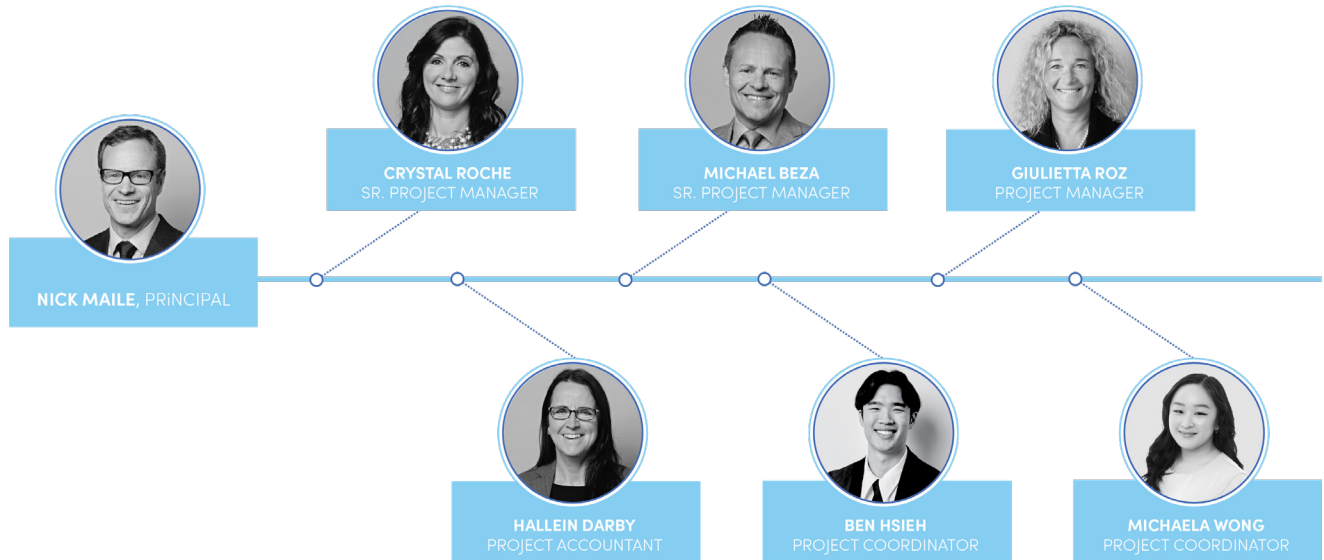
At Westbourne, we specialize in managing projects with complex systems and diverse user groups. Our experienced team acts as the Owner's Representative, ensuring that you receive maximum value for your investment throughout the project. We rigorously evaluate all aspects of your project, identifying potential risks and discussing the best strategies to mitigate them—whether they be financial, schedule-related, or other concerns.

Our prime focus is to safeguard your interests, mitigate risks, and maximize the efficiency of all project team members. With extensive experience across various project types—including educational facilities, office towers, and institutional projects—we adeptly navigate the challenges associated with securing necessary permits and managing intricate design and construction processes.

Westbourne Projects is well-versed in a variety of procurement methods, including stipulated sum, construction management, and GMP contracts, allowing us to tailor our approach to fit your specific needs. Our experience also extends to medical-oriented projects, where we ensure that specialized servicing requirements are met efficiently.

Integrity and reliability are the cornerstones of our operations. We strive to bring these values to every project, regardless of size or value, fostering strong relationships based on trust and transparency. With a proven track record managing projects with a combined construction value exceeding \$800 million, Westbourne Projects Limited is committed to delivering exceptional results and exceeding client expectations. Our diverse team of professionals is equipped to handle the complexities of modern development, ensuring that every project is completed on time, within budget, and to the highest standards of quality.

## MEET OUR TEAM



# NICK MAILE

## PRINCIPAL, P ENG

### Masters of Science in Engineering, Diploma Imperial College (DIC)

University of London, Graduated 1996.

### Bachelor of Applied Science in Civil Engineering, University of BC, Graduated 1992.

#### Professional Development:

Member of Association of Professional  
Engineers and Geo-scientists of BC

#### Volunteer Work:

Board of Directors: Little Flower Academy  
Building Committee: St. Augustine School

#### Expertise:

- Project Management
- Development Feasibility
- Budgeting and Cost Analysis
- Stakeholder Engagement
- Risk Analysis and Mitigation
- Design Team Management
- Construction Procurement
- Constructability Assessment
- Project Turn-over Deficiency Clearance

Nick Maile is the Principal and Founder of Westbourne Projects Ltd. Prior to founding Westbourne Projects in 2012, Nick spent seven years working with UBC Properties Trust as a Development Manager. During his time at UBCPT, Nick worked on an array of complex projects with multi-stakeholder user groups. The value of projects completed while at UBCPT is in excess of \$350 million.

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## Work History

### Westbourne Projects Limited

June 2012 to Present

#### President

Owner's representative carrying out development management services on large capital projects. Works closely with the owner, project stakeholders, architects, consultants and contractors and manages all phases of the development process from early planning, DP and BP submittals, financing, construction procurement and implementation through to project turn over and completion.

**Project Highlights:** 1500 Robson Rental Tower, Vancouver Centre II Office Tower, The Beverley Rental Tower, Vancouver College, Vancouver Christian School, St Augustine School, UBC Quantum Matter Institute, Vancouver Talmud Torah School Addition, UBC Engineering Student Centre, UBC Integrated Research Library, Beth Israel Synagogue

### UBC Properties Trust

Aug 2006 to November 2013

#### Development Manager

The development manager is involved with all aspect of the project from initial budgeting and program development to project wrap up and user group move-in. Nick worked closely with the user groups to ensure that the projects were delivered to meet all their needs while managing the budget and schedule to meet the original goals as set out in the board of governor's report.

**Project Highlights:** Pharmaceutical Sciences Building, Sauder School of Business, UBCO Health Sciences Centre, UBCO Geoexchange Project, UBCO University Centre, UBCO Fitness Centre, St. Johns Hospice

## Aragon Development Group

March 2005 to July 2006

### Project Manager

Managed all aspects of the projects from dealing with the consultants at the development stage to tendering the various components of the project and awarding contracts. Worked closely with the interior design and sales and marketing teams to ensure that all finishing requirements were completed to the expectation of the purchaser.

### Project Highlights:

- Murano Lofts, New Westminster – A 237 unit concrete project with loft apartments.
- Moda, Vancouver – A 23 unit wood frame townhouse complex in South Vancouver.
- Q, New Westminster – A 150 unit concrete tower located on Quayside

## Glotman Simpson Consulting Engineers

Nov 1996 to March 2005

### Project Engineer

Managed all levels of structural engineering projects from preliminary design, through design development and construction documents to final occupancy.

### Project Highlights

- Residential: Completed more than 15 residential towers and condominiums while at Glotman Simpson.
- Institutional: BC Cancer Research Centre; UBC Chemical and Biological Engineering Building; Alouette Correctional Centre for Women; Jewish Community Centre Expansion; New Westminster Police Station.
- Commercial: Wal-Mart, Stockyards Toronto; Wal-Mart Renovations Calgary and Winnipeg; Save-on Foods, Victoria; Urban Fare, Vancouver.

## PBK Engineering Ltd.

February 1993 to July 1995

### Design Engineer

- Design structural engineer on various commercial and institutional projects including the YVR Parkade and the BC Centre for Disease Control.

A photograph of a modern building's interior courtyard. A large, colorful, geometric sculpture hangs from the ceiling. A large green wall is on the left. A glass entrance is on the right. Two people are walking in the foreground. The text "KEY PROJECT SHOWCASE" is overlaid in the center.

# KEY PROJECT SHOWCASE



**CHRONICLE LIVING @ ROBSON + NICOLA**

Residential Tower, \$48M, 123,000sq.ft.

**VANCOUVER CENTRE II**

Commercial Tower, \$164M, 450,000sq.ft.

**YALETOWN SQUARE**

Mixed Use, \$16M, 36,000sq.ft.

**BOB & MICHAEL'S PLACE HOUSING**

Mixed Use, \$90M, 216,000sq.ft.

**THE BEVERLEY**

Residential, \$32M, 113,000sq.ft.

**JEWISH COMMUNITY CENTRE**

Mixed Use, \$120M, 216,000sq.ft.

**VANCOUVER COLLEGE REDEVELOPMENT**

K to 12, \$40M, 47,000sq.ft. & 39,000sq.ft.

**ST. JOHN PAUL II ACADEMY**

K to 12, \$60M, 123,000sq.ft.

**BETH ISRAEL SYNAGOGUE**

Community, \$28.5M, 75,000sq.ft.

**SUNRISE OF KILLARNEY**

Residential, \$37M, 85,000sq.ft.

**SUNRISE OF LONSDALE**

Mixed Use, \$40M, 93,000sq.ft.

**TALMUD TORAH SCHOOL ADDITION**

K to 12, \$18M, 45,000sq.ft.

**ST. AUGUSTINE SCHOOL**

K to 12, \$9M, 30,000sq.ft.

**AMAZON YXX2**

Office/Warehouse, \$28M, 500,000sq.ft.

**UBC + VGH HOSPITAL FOUNDATION**

Residential, In Design

**RONALD MCDONALD HOUSE WILLOW**

Residential, In Design

