

NORSTEEL

Building Systems



-  ENERGY EFFICIENT
-  COMPETITIVE PRICING
-  VERSATILE & EXPANDABLE
-  LOW MAINTENANCE
-  QUICKLY CONSTRUCTED
-  EXCEPTIONAL QUALITY



1295 Stevens Road
West Kelowna, BC V1Z 2S9

Contact Us

-  250.769-3846
-  250.769-3847
-  1.800.932.9131
-  brandon@norsteel.build

WHY CHOOSE US

New customers to Norsteel Building Systems Ltd. are often interested to make sure they get good value for their money. Sometimes comparing quotes and specs is difficult. What appears to be less money in a quote may end up being considerably more money both in the short and long term because of hidden costs, add-on costs, lower quality, inexperience and so much more.

We have successfully completed over 600 builds in BC and beyond. We have a long history of keeping our customers happy, demonstrated by our high rate of repeat customers. Repeat customers and word of mouth referrals are our best advertising.

We are COR™ certified for safety by the BC Construction Safety Alliance, meaning our company is committed to protecting the well-being of our workers and maintaining a culture of safety on our jobsites.

We back what we build and sell, and so do our 3 industry leading suppliers of pre-engineered steel buildings. We welcome your questions about the many *ways that we add value to your building experience and ownership both now and for years to come including:*

- Personal contact with our company owners
- An ongoing Project Manager dedicated to the success of your project
- Quality steel building suppliers – we use 3 of North America’s largest manufacturers of pre-engineered steel buildings to get you the best price and value for your money
- Our warranty – standard for all our buildings from drop ship, to buildings that we do the erecting for: we service what we sell and have over 30 years of experience to prove it
- On-site team meetings to ensure that when we are building for you, we are coordinating with the other contractors on site to maximize efficiency and minimize costs or delays
- Experienced foundation crews, iron workers, and project managers: we pride ourselves in being a family business and keeping our skilled crews for the long haul
- Our manufacturers’ warranties: depending on your choice of building, in addition to our own warranty, these industry leaders back their products for years to come
- Industry contacts: we have worked in this industry and the related goods and services for over 30 years – solutions are often just a phone call away with our experience and reputation in the industry
- Questions? We are happy to answer them – now & throughout your build process with us

Our success is built on keeping our customers happy and we look forward to the opportunity to add you to our list of satisfied customers.

**HONEST. CAPABLE. APPROACHABLE.
CONFIDENT. PROVEN.**

SERVICES PROVIDED

 AVIATION

 AGRICULTURE /
FRUIT

 INDUSTRIAL

 FORESTRY

 MINING

 WINERIES

 AUTOMOTIVE

 CHURCHES /
RELIGIOUS
BUILDINGS

 DISTRIBUTION

 GOVERNMENT /
COMMUNITY
CENTERS

 MANUFACTURING

 COMMERCIAL

 RECREATION

 RETAIL

 SCHOOLS

 STORAGE
FACILITIES

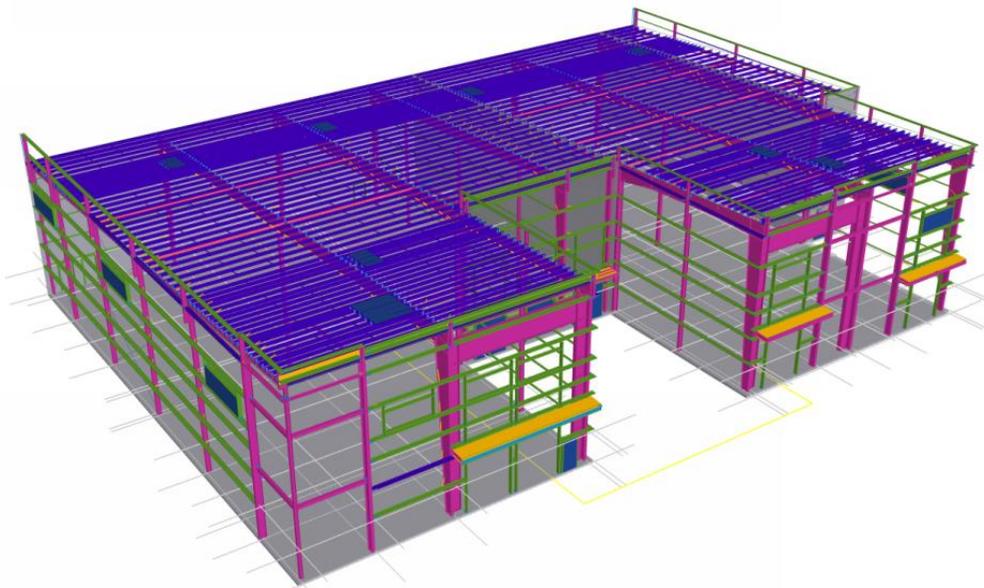
 TRANSPORTATION

 WAREHOUSES

EVERY NORSTEEL BUILDING SYSTEMS BUILDING AND CUSTOMER

- Our owner Brandon Miller will work with you on a free quote, estimates, and getting all your initial details worked out.
- You will have a dedicated project manager assigned to your project from start to finish, even on a dropship!
- Your building has a management team that meets behind the scenes and reviews your building progress throughout as your building is important to us.
- We work with you and with our manufacturers to get you the best building design at the best price at that time. No gimmicks. Simply good, honest business practices and good relationships with our customers and suppliers.
- Each building is custom designed for one location and one customer and your building matters to us.
- We back what we sell, and we back what we build. Customer service and our workmanship are what keep bringing our customers back each year.

PIN-POINT ACCURACY USING THE LATEST COMPUTER MODELLING



OUR PROJECTS



AVIATION

From airport hangars to helicopter maintenance shops, Norsteel Building Systems has provided pre-engineered steel buildings for an array of clients in the aviation industry across British Columbia. This is one of the many hangars and expansions at YLW Airport we have built for KF Aerospace over the years as we continue to meet their growing needs.



INDUSTRIAL

An industrial steel building is a great and economical alternative for constructing a manufacturing facility, warehouse, or workshop. With prefabricated industrial steel, you will save time and money compared to conventional brick, stone, or wood because a steel building erects much quicker and lasts a lifetime.



COMMERCIAL / RETAIL

Norsteel Building Systems provides customized steel building solutions including state-of-the-art energy efficient insulated panels with R values of R6 to R41 to create a better building seal to avoid heat loss, and are durable, low maintenance and non-combustible.



AGRICULTURE / FRUIT

Norsteel Building Systems can do it all! From agricultural buildings to protect all your valuable assets including hay, livestock, dairy animals, and heavy equipment, to fruit packing plants that house a variety of local fruits that are stored in a controlled atmosphere and protected against some of the Okanagan's extreme temperature changes.



WINERIES

This winery facility incorporates a 370 sq. ft. tasting room, a total main floor footprint of 3850 sq.ft. and a 565 sq. ft. mezzanine. Using pre-engineered steel allows the owners to maintain optimum temperatures indoors regardless of extremes outdoors. Norsteel Building Systems has completed 20+ custom builds in the wine industry to date.



SELF STORAGE

Norsteel Building Systems has your solution for small steel buildings and storage facilities for commercial, agricultural, or industrial applications.

OUR PROJECTS



FORESTRY / LUMBER

In 2019, Norsteel built one of the world's largest mass timber facilities in BC's East Kootenays for our repeat customer Kalesnikoff Mass Timber, spanning 110,000 sq. ft. A few other large and impressive builds you may be familiar with that Norsteel Building Systems completed include Weyerhaeuser and Tolko – proving no project is too big!



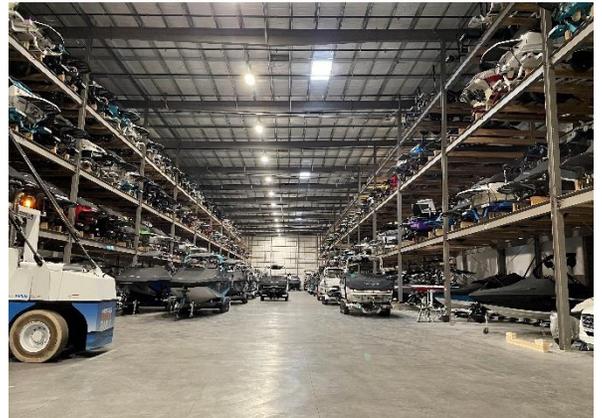
RECREATION

This 75 ft. x 125 ft. local community outdoor rink roof was built by our team at Norsteel which helped extend the length of the season while preventing weather to affect play, improving recreation opportunities year-round.



WAREHOUSES

Steel, by nature, is one of the strongest building materials offering unparalleled durability and reliability while also being able to withstand tough climate conditions such as heat, high winds, snow, and heavy rain making this a perfect solution for your warehouse building needs.



MARINE / BOAT RACKING

This 93,418 sq. ft. build showcases the quality and workmanship of Norsteel Building Systems in the steel building industry. From the in-house custom designed adjustable racking system to our foundation and erecting crews, Norsteel was able to provide our customer with all the work required to see this project to the end.



CRANE SHOPS

Norsteel Building Systems can design and custom build a shop to house any crane size and span – just leave it to the experts!



MANUFACTURING

This 45,000 sq. ft. custom metal manufacturing facility located right here in Kelowna, was built to accommodate warehouse space, office space and a small showroom.



PRE-ENGINEERED STEEL BUILDING SUPPLY, ERECTION & TURNKEY SERVICE IN BC

Norsteel Building Systems Ltd. supplies and erects pre-engineered metal buildings throughout the Okanagan and British Columbia. Most of our projects utilize our own erecting crews to guarantee that your buildings are erected in strict compliance with the manufacturer's specifications and meet all conformance requirements.



DROP SHIP BUILDING TO YOUR JOBSITE – SUPPLY ONLY

Some customers and contractors want to be able to erect the building themselves and want us to supply only the metal building and components. We do this using your design, or designing it for you, and delivering it or “drop shipping” it to your site, complete with detailed drawings and erecting instructions. From there you, the customer, or your contractor, erects the building.



SUPPLY AND ERECT BUILDING SUPERSTRUCTURE BY OUR CERTIFIED CREW

We love to build steel buildings! It is what we have done since the beginning, so it is not a surprise that we erect many of our buildings. Customers and contractors trust us to know this industry. Supply and erect services mean that after the building is designed, approved by you, the customer, and ordered, we deliver it and unload it to your prepared site. Then, we have an expert crew come to site and erect the steel. Usually, this includes also installing various doors, trim, insulation, liner panels, canopies, ice rakes, and some other details, depending on the project.



FULL TURNKEY (GENERAL CONTRACTING) CONSTRUCTION SERVICES

Some Norsteel customers ask us to oversee the whole project from start to finish. This means that in addition to the areas above for Supply & Erect, we are involved with all aspects of the construction. This can mean everything from applying for permits, trades hiring, organizing overall site safety, site scheduling, interior finishing, inspections, site security, and finally, handing over the incredible finished and ready-for-business building and grounds.



RETROFIT METAL ROOFING INSTALLATION AND REPAIRS

We supply and install steel roofing that is built to last. In fact, our standing seam metal retrofits will outlast anything else.



FOUNDATION ENGINEERING AND CONSTRUCTION

Our steel buildings need to sit on a proper foundation no matter where they are in BC. We have built foundations for our buildings for as long as we have built steel buildings – since 1992! Some of our customers arrange for their own contractor to build their foundation, and we are happy to work with them. We are also happy to work with you to design and build the foundation you need for your steel building using our foundation crew.



METAL BUILDING REPAIRS

Over the years, everything needs maintenance, repair, and upkeep. Even though metal buildings do not need a lot of maintenance, it is often overlooked until an issue comes up. We provide every new customer with our own Norsteel Building Systems metal building basic building maintenance manual to help you know the basics. If you bought someone else's building or acquired an old building or damage happened along the way, our crews have the experience and skills to troubleshoot just about any problem.

WHO WE ARE

Norsteel Building Systems Ltd. has been building pre-engineered steel buildings in the Okanagan and beyond since 1992. With over 600 buildings to our credit over 30+ years, this 2nd generation business builds across BC and beyond, including Alberta and Saskatchewan. With our head office in West Kelowna and staff strength of 25+, we are the Okanagan's leader in steel buildings. Our original owner, Brad Miller, sold the business to his son, Brandon Miller, and his son-in-law, Jason Eising, and together they continue to grow and develop the company.

CERTIFIED SUPPLIERS

We are an authorized builder / supplier for three of North America's leading pre-engineered steel building manufacturers, with years of awards and recognition from our long-standing relationships with them. For our customers, this translates to us being able to offer top quality pre-engineered steel buildings and products at highly competitive prices.



- Behlen (Based in Brandon, MB) is Canada's largest manufacturer of pre-engineered structures and components with steel structures across Canada and globally.

www.behlen.ca



- Nucor Building Systems (Based in Salt Lake City, UT) is part of the Nucor Corporation, a Fortune 500 Company which produces their steel and many other steel products. Nucor is recognized in the industry for its fully customizable metal buildings offering sophisticated, energy efficient and environmentally friendly building solutions.

www.nucorbuildingsystems.com



- Varco Pruden Buildings (Based in Visalia, CA) specializes in non-residential buildings combining aesthetics, energy efficiency, and functionality. Varco Pruden buildings can combine steel structures with any exterior finish for years of minimal maintenance performance.

www.varcopruden.com

OUR AFFILIATIONS



FREQUENTLY ASKED QUESTIONS

WHAT IS THE NORSTEEL PROCESS?

- Norsteel Building Systems offers a wide variety of both goods and services
- You start by dealing directly with our owners getting a free budget or project estimate
- We can be as hands-on or hands-off with your project as you choose
- You may already have your design and project ready to go - finalize it, order it through us and have it drop shipped to site anywhere in British Columbia
- You can also come into our West Kelowna offices and go over designs, look at cladding, colour, and insulation samples and the unlimited options available
- You may decide you want our expert crews to erect your steel building
- You may decide you want us to manage your entire project right through to occupancy
- You may decide you want us also to build the concrete foundation for your steel building
- You may have an old roof and want to repair or replace it
- You may be looking to put an addition on an existing building
- And we can do all of this and more

DO YOU HAVE BUILDING KITS I CAN BUY?

Each Norsteel Building Systems building is custom designed for the customer's needs, the site-specific location for the building, and other factors. There are no kits readily available, but you can design your building with us and order your building as a drop ship only, should you choose to go that route.

ONCE I ORDER MY BUILDING, WHEN CAN I EXPECT IT?

Once you finalize your building design and contract, your building typically arrives within a reasonable time frame. This could be anywhere from as little as 8 weeks, to several months based on size and complexity. The shipping and arrival date of your building can also change based on our crew's current workload and other factors outside of our control.

HOW LONG DOES IT TAKE TO ERECT A PRE-ENGINEERED STEEL BUILDING?

The amount of time to erect our pre-engineered buildings depends on the overall size and complexity of the building. As an example, a basic 1,800 ft² (e.g., 30'x 60') one storey, insulated steel building takes about 2 – 3 weeks. A much larger project such as a sawmill or a boat storage facility of 80,000 ft² (200' x 400') may take 6 - 8 months. If we are building the foundation as well, that will also factor into the overall time. Each project is different. Once we know your project scope and details, we discuss your construction schedule with you.

IF I NEED A FOUNDATION BUILT, WILL YOU BE ABLE TO DO THAT TOO?

Norsteel Building Systems has been building concrete foundations for our buildings since 1992 – as long as we have been erecting the steel. Some of our customers have their foundations built by others before we are onsite, and others ask us to do this as well. If you need a foundation for your building, we are pleased to offer this one-stop shop option.

FREQUENTLY ASKED QUESTIONS

IF I DECIDE TO MANAGE OR “GC” MY OWN PROJECT, CAN I WORK WITH NORSTEEL?

Many of our customers are owner/contractors who oversee or manage the overall project themselves. We are happy to work with our Owner/GC's (General Contractors). We encourage our Owner / GC's to review their WorkSafe requirements or to ask us for information regarding their safety and insurance obligations on site. If you want to be “hands-off,” ask us about our GC / turnkey services, or we can also put you in contact with other contractors that we regularly work with.

IS YOUR CREW TRAINED?

With over 600 buildings since 1992, our crew are well trained in every step of the steel building construction process. Our construction supervisors participate in ongoing supervisor training. We were one of 4 finalists for the South Interior Construction Association Leadership Awards for 2019 for our investment in this area. Our crew have certificates in WHMIS 2015, working at heights certifications, mobile equipment operator certifications, first aid training and more.

WHAT DOES IT MEAN THAT YOU ARE COR CERTIFIED?

COR™ certification is an extensive, voluntary safety incentive program. It recognizes companies who develop and implement health and safety and injury management systems that go beyond the minimum standards to meet a set industry standard. Being COR™ certified means that Norsteel Building Systems takes workplace health and safety seriously and we commit to reducing both the human and financial costs of workplace injuries for all our steel building construction. We are very proud of achieving this high level of safety certification.

WHAT INDUSTRIES DO YOU BUILD FOR?

Norsteel is pleased to build for almost all industries in BC. With over 600 projects since we started in 1992, it is hard to think of an industry in BC that we do not build for. To name a few industries or building types: sawmills, manufacturers, aviation hangars, wineries, dairy production, self-storage facilities, dry-dock boat / marine storage, car washes, repair and maintenance shops, auto dealerships, retail strip malls, fitness gyms, warehouses, distribution centres, shipping facilities.

ARE PRE-ENGINEERED STEEL BUILDINGS EXPANDABLE?

We can build your steel building with future expansion in mind. We have customers who planned this, and we have returned over the years to expand their steel building as their business grows or their needs change.

DO YOU REPAIR WORK ON BUILDINGS YOU DID NOT BUILD?

We are happy to help you if you have a steel building that needs some TLC or if you have an old building and are considering retrofitting or replacing the roof. We can do this whether we built the original building or not. We also offer goods and services to add snow guards to roofs, troubleshoot and fix leaky roofs, build additions to existing buildings, and more.

TESTIMONIALS

Impressed with Customer Service

"I just wanted to say how impressed we are with the customer service and support, it is 100%. I will recommend you to others who decide to use this type of building. Thanks again."

Connie & Carl D

Service, Expertise and Knowledge

"This is our second project I have done with Norsteel Building Systems. Norsteel has proven to be a very high-class operation. I am aware that there are many options available, but I would argue that few would compare to the service, expertise, and knowledge that Norsteel provides. From the first phone call to the end of the project Norsteel was attentive to my needs and requirements, they were very helpful and communicative in what can, at many times, be a very complex procedure. I would highly recommend Norsteel Building Systems for any potential projects; you will be pleased you made the connection."

**Rick Klassen, President
Kootenay Granite Inc.**

Family Run Operation

"Versatile has been doing business with Norsteel for over 10 years on multiple projects. I've had the pleasure of dealing with the original owner, Brad Miller, and will continue to grow our businesses together with his sons. I would highly recommend this great family run operation for any of your building needs."

**Brad M, President
Versatile Fab & Machine Ltd.**

Good People at Norsteel Stand Out

"Norsteel Building Systems is committed to the continued growth of their supervisors and is to be commended for their initiatives. They have invested in their people and the results are noteworthy. I have worked with many groups, teams, and organizations over the years. No question, the good people at Norsteel stand out!"

**Dwayne Nittel, BA, PDP, Med. Instructor
Okanagan College**

Pull up Their Sleeves and Make it Happen

"Overall, from the early part of the year to its end, I have seen a company that has taken initiative to bring about positive change, to bring in outside training and to develop in-house training for its crews and for its supervisors. They are not afraid to try new things, and they are ready to pull up their sleeves and make it happen. They set a goal for themselves for COR™ compliance in the spring and they achieved it by the end of the year of 2018. Not all companies are able and willing to stick to it and make it happen – but this one did. That does not happen because of one person or one change – that is a reflection of leadership, commitment, and training throughout the year to make it happen."

**Roxanne Madsen, CRSDSP; CSHC;
NCSO, Owner / Principal
Consultant
Safety Zone Consulting Ltd.**

Happy to Recommend Them

"What sets Norsteel apart from the rest of the industry is their 'One Stop Shop' capabilities. Norsteel has its own management staff along with in-house steel erecting and foundation crews. This helped ensure each of our projects ran smoothly from start to finish. For all of our hangar needs we call Norsteel."

**Ken Glabb, Facility Manager
KF Aerospace**



NORSTEEL



Are you ready to get started or have questions?

Call or email our owner:

West Kelowna Office: 250-769-3846

Toll Free: 1-800-932-9131

Email: brandon@norsteel.build

Website: www.norsteelbuildingsystems.com

MANY JOBS. ONE SOLUTION.

