



PROJECT PROFILE

SWAN RIVER, MANITOBA - UCN NURSING FACILITY



PROJECT OVERVIEW



Location

Swan River, Manitoba



Project Type

Full Scope Mechanical at UCN Nursing Facility, Swan River



Cobra Mechanical Role

Mechanical Contractor



Project Duration

July 2023 – August 2024

Cobra Mechanical was engaged to install the complete mechanical systems for the new UCN Nursing Facility in Swan River, Manitoba.

The building was constructed as a training facility, designed to support classroom instruction, administrative functions, and long-term use. Cobra Mechanical's scope included full plumbing, HVAC, hydronic heating, and gas fitting systems delivered over a structured 12-month construction schedule.

PROJECT SNAPSHOT

- New institutional training facility
- Small-town project location (approx. 5 hours from Winnipeg)
- Full mechanical installation scope
- Complete building plumbing systems
- HVAC and air distribution systems
- Hydronic heating systems
- Gas fitting installation
- 12-month construction schedule
- Ongoing quarterly service agreement



PROJECT SNAPSHOT

The UCN Nursing Facility provides a training space for healthcare education in Swan River.

As a new-build facility, the building required mechanical systems capable of supporting daily occupancy, instructional environments, and long-term operational reliability.

Training facilities demand consistent thermal performance, stable ventilation, and dependable plumbing infrastructure. Mechanical systems were installed to meet these operational requirements while ensuring long-term serviceability.

The project location — a regional community approximately five hours from Winnipeg — required structured mobilization planning, coordinated material deliveries, and disciplined scheduling to maintain installation progress throughout the 12-month construction period.



SCOPE OF WORK

Cobra Mechanical installed all mechanical systems throughout the facility.

Mechanical Systems

- Complete building plumbing systems
- Hydronic heating system installation
- HVAC and air distribution systems
- Gas fitting systems
- Mechanical equipment tie-ins and system integration
- Coordination and support with insulation and controls trades

Hydronic heating systems were installed to deliver consistent and efficient heat throughout classrooms and shared spaces.

HVAC systems were balanced to support indoor air quality and occupant comfort across learning environments and administrative areas.

Gas fitting installations supported mechanical equipment and heating infrastructure.

Mechanical installations were coordinated with ICS Controls for system automation and Icon Insulation for mechanical insulation integration.

Cobra Mechanical also supported commissioning and system turnover to ensure proper operation upon project completion.



EXECUTION & SITE CONSIDERATIONS

Mechanical installation progressed over a 12-month construction schedule.

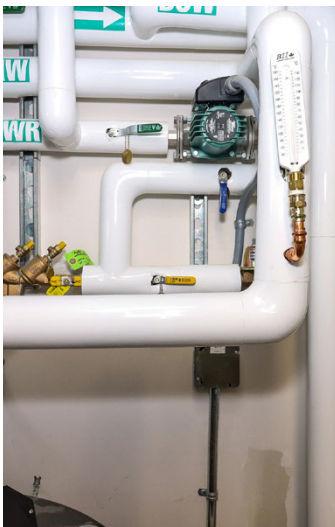
Given the travel distance from Winnipeg, mobilization planning and workforce coordination were structured to maintain consistent progress while minimizing disruption.

Work followed planned trade sequencing — the structured order in which trades complete installation to prevent conflicts, maintain schedule integrity, and protect completed systems.

Cobra Mechanical worked alongside U-Build Construction as the general contractor, coordinating mechanical installation within the broader construction program.

Safety standards and quality control measures were maintained throughout all phases of work.

Experience gained from previous institutional projects in Winnipeg — including the Dakota Community Centre and Anishinaabe Fellowship Centre — informed system layout, installation planning, and coordination strategy.



PROJECT OUTCOME

Upon completion, all mechanical systems were:

- Installed to specification
- Pressure tested and verified
- Integrated with controls
- Commissioned and operational

The UCN Nursing Facility now operates with:

- Reliable hydronic heating systems
- Balanced HVAC and ventilation
- Fully operational plumbing systems
- Integrated gas fitting infrastructure



Cobra Mechanical continues to support the facility under a quarterly service contract, reinforcing long-term system reliability and performance.

WE DON'T MAKE EXCUSES. WE MAKE IT HAPPEN.

Cobra Mechanical delivers commercial and industrial installs, service, and repairs across Manitoba and beyond. Our crews are built for complex projects, tight timelines, and the toughest environments.

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