

# Building People

Summer 2002 News and Information from J.W. Lindsay Enterprises Limited

## METAL BUILDINGS

### Moncton Arena Making A Big Impression

Four-pad arena complex with all the amenities to be ready for fall hockey season

HOCKEY NIGHT IN MONCTON has a nice ring to it - at least according to the Moncton Arena Partners (MAP), the group spearheading a new four-pad arena.

Lindsay is contracted to supply and erect pre-engineered metal building enclosures for the four ice surfaces which will be joined by a central core housing 16 dressing rooms.

At more than 100,000 square feet and 500 tonnes of structural steel, the project is large, even by the supplier, American Building Company's standards.

"With frames as deep as 5 feet spanning up to 254 feet, at 58,075 pounds of steel per frame the job required our best crew", says Lindsay Engineer Laurence Smith. Lindsay foreman Brenton Wambolt and his crew are shown at right erecting the smaller of the two (at 200-ft. wide, its frames weigh 30,675 pounds) using a 30-tonne crane.

"We're using the small building as a warm-up," chuckles Smith, noting a 65-tonne crane will be used during the second installment.

Lindsay unloaded the first of 30 trailer loads of steel on March 22 with plans to be at work on the contract for eight to 10 weeks.

With a glazed atrium entrance, the four-plex will also boast a full restaurant and bar overlooking the ice, retail shops, and should be open in time for the start of hockey season next fall.

"Lindsay is right on target and we're very pleased," says Philip MacDonald, project manager with Ellis-Don Construction, which holds the design-build contract for the project.

"We've worked with Lindsay in the past and we've always been pleased to have them on our team."



ABOVE: The second installment nears completion, using a 65-tonne crane.

BELOW: The Lindsay team began erection of the smaller of the two buildings.

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## UPDATES



### Shannex

It was a complex job with many players, but Shannex Quality Living - a 180-bed nursing home in Clayton Park - is now open for residents. "It was one of the most difficult tilt-up jobs we've ever done," says project manager Laurence Smith. Working with varying storey heights, insulated sandwich panels and plain panels, Lindsay also had to cope with limited space requiring extensive use of casting beds. But now, with general contractor Maxim 2000 Inc. doing the finishing touches, the structure certainly looks impressive. "The tilt-up concrete walls turned out very well," says Smith.

### Atboro

Tenants are starting to feel right at home at Atboro House. The new Burnside landmark, built by Lindsay's Construction Management team, was pretty much completed by the end of January, save for some weather-dependent landscaping and exterior work. Construction manager Ken Flinn says anchor tenant Neill and Gunter moved in at the first of the new year, while developer East Port Properties followed a couple of months later. "It's probably the first tilt-up concrete building in Nova Scotia that has components of curved panels," Flinn noted during the height of construction last fall. Eight or more tenants are expected to inhabit the complex.



### Scotian Halibut

Lindsay's RBS aquaculture tanks at Scotian Halibut in Clark's Harbour, N.S. have been up and running for about a year, and they have been a resounding success. Scotian General Manager, Brian Blanchard is obviously pleased - he's now commissioned Lindsay to install another nine tanks - the final module in the company's 85,000 sf pilot project in Woods Harbour, a job that will take about five weeks. They're not "fishing" for compliments - but the Lindsay RBS tanks may just be the land based aquaculture industry's "better mousetrap".

### Stright-MacKay

Stright-MacKay has moved upstream, so to speak. The specialty marine suppliers have moved from their previous location in Pictou to a brand new Tilt-up Concrete building - courtesy of Lindsay - in New Glasgow. "It's a growth move for them, to relocate into larger, more suitable premises," says Lindsay president Ernie Porter of the new, 29,000 sq. ft. site. Stright-MacKay president Peter Bennett is thrilled with his company's new home, designed by Ruitenber Inc., which was completed in December.



## METAL BUILDINGS

### Olands Moving On Up

#### Structural steel tower houses precious cargo on a small parcel of land

IT'S A SOBERING CHALLENGE - building a 120-ft. high structural steel tower to house precious cargo. Namely Oland's beer.

Lindsay is nearing completion on the fermenter expansion, Phase I of a \$14-million expansion to the 135-year-old Halifax brewery, part of the Labatt family of breweries.

The brewery is increasing production by 20 per cent, up to about 360 million bottles annually, in part because of the growing popularity of Keith's India Pale Ale.

They're chugging it back in Ontario, especially, following an export program that began in 1996.

"The plant has grown significantly in the past five or six years because the facility we had basically couldn't keep up," explains Oland site supervisor Gordon Conrod.

"The biggest driving force has been the exporting of Keith's across Canada."

The new fermenter building is independent, but stands next to the brewery's existing foundation on a relatively small parcel of land. Due to a serious land shortage the designers, Neill & Gunter, found the required space by going up - 120 feet for parts of the building.

"One of the things we've had to work around was the close proximity of other buildings and a lack of available work space," says Lindsay Project Manager, Cory Bell. "We have 50-ft. structural columns and no where to lay them down for example."

Work on the building (the lower section is 50 x 60 ft., while the tower itself is about 20 x 20 ft.) began in January and should wrap up in late May, he says.

"We're on schedule and we escaped the winter with only a few days lost to inclement weather," agrees Conrod.

He says Lindsay staffers have been familiar faces around the Oland plant since the early 1990s, when the company completed structural work for a new kettle installation.

"Over the years we've used Lindsay extensively for our building and office expansion work," says Conrod. "They've got a good crew to get in there and get the job done."

## Tilt-Up Continues to Surpass Expectations

TILT-UP CONSTRUCTION CONTINUES TO gain new fans - and the previous ones keep coming back, too.

“I don’t need to be sold on it,” says Gino Maddalena, owner of Tangram Surfaces, Inc. “Our first building here in Dartmouth is 12 years old. I could tell you it was built last month and you would believe me. It doesn’t seem to age.”

That’s why his floor-covering company came to Lindsay when it decided it needed a permanent space in Moncton, where it had been leasing.

Tilt-up specialist Laurence Smith remembers well the phone call he received one Friday afternoon from a Tangram representative - it was September 28th and Maddalena’s staff had to be out of their current space by Christmas. The preliminary design, firm price proposal and agreement to proceed were all completed by the following Monday afternoon, and work began on site within two weeks.

The 15 tilt-up panels that would comprise the combined retail-office space were erected in one day, only a few weeks after construction drawings and necessary permits were in place. From there, Lindsay workers devoted themselves to completing the project - everything from walls and floor to roof and asphalt - on time.

“We finished in less than 13 weeks and they moved in Dec. 27,” says Smith, noting the exterior painting will be done, thus finishing the job, in May.

“They had an extremely tight schedule and they performed superbly,” says Maddalena, who plans to use Lindsay tilt-up for another much larger store in St. John’s, Nfld.

Meanwhile, Lindsay was busy providing tilt-up concrete services in Sydney at St. Anthony Daniel School.

With general contractors Maxim 2000, Lindsay is responsible for the tilt-up portion of the job. It’s the latest in a long line of new schools built using tilt-up technology, a perfect fit for these types of facilities and a foil for the problems facing many older, traditionally built schools.

Using an “open-face sandwich” approach with rigid insulation on the inside, the exterior wall of each classroom is composed of a single concrete panel, explains Smith.

“With the serious air quality problems in many existing schools there is interest in wall systems that will not be prone to leakage and don’t have cavities that could provide opportunities for mould growth,” he says.

“Our first building here in Dartmouth is 12 years old. I could tell you it was built last month and you would believe me. It doesn’t seem to age.”

– Gino Maddalena *Tangram Surfaces Inc.*

Fifteen tilt-up panels, erected all in one day, comprise the new Moncton location for Tangram Surfaces Inc.



Oland’s new fermenter building stands on its own next to the brewery’s existing foundation.

## SERVICES/CONTACTS

The following list summarizes the services we offer and provides contact names for each:

**Design-Build Pre-Engineered Metal Buildings:** Kirby Putnam

**Design-Build Tilt-up Concrete Buildings:** Laurence Smith

**Design Build RBS Buildings:** Kirby Putnam, Laurence Smith

**Construction Management:** Paul Vincent, Ken Flinn

**General Contracting:** Paul Vincent

**Small Jobs and Miscellaneous Service Work:** Gordie Bishop, Bob Salsman, Karl Wyllie

**Roofing - Single Ply and Modified Bitumen:** Ernie Porter, Curtis Turner

**Roofing Service Work, all types:** Curtis Jordan, Curtis Turner

**Fall Arrest Systems:** Keith Matthews, Laurence Smith

**Metal Cladding and Metal Roofing:** Curtis Turner

**Cladding Service Work:** Curtis Turner, Ian Wilson

**Asbestos Abatement & Removal:** Gordie Bishop

**Concrete Coring & Sawing:** Kevin Cordeiro, John O'Neil

**Concrete Repairs:** Karl Wyllie

**Custom Millwork & Cabinetry:** Mannie Lewis, Keith Matthews

**Steel Stud, Drywall & Suspended Ceilings:** Gordie Bishop, Bob Salsman

**Doors, Frames & Hardware:** Gordie Bishop, Bob Salsman

**Custom Sheet Metal - Fabrication & Installation:** Mannie Lewis, Keith Matthews

**Miscellaneous Metal - Fabrication & Installation:** Mannie Lewis, Keith Matthews

## DEPARTMENTS

### Small is Big at Lindsay

LINDSAY HAS BEEN HEAVILY INVOLVED in the small job and service work business for over twenty five years. While Lindsay may be more widely recognized for larger, high profile projects, our small jobs service is an important mainstay of our company. This service provides a user friendly one-on-one approach for commercial and industrial clients.

Fundamental to the service is the fact that clients deal with one person from quotation to completion. Our service work superintendents estimate, organize and manage the jobs providing the client direct communication and ensuring good project control.

Lindsay provides efficient, economical small job service by using our own forces for much of the work. This is often further complimented by the involvement of our shops to provide custom millwork, metal fabrication and sheet metal. Some of the specialties we provide with our own forces include the following:

#### Specialty:

Concrete Coring and Sawing  
Asbestos & Mould Abatement  
Concrete Repairs  
Demolition  
Steel Stud, Drywall & Suspended Ceilings  
Doors, Frames & Hardware  
Metal Cladding Repairs  
Metal Roofing Repairs  
Flat Roof Service  
Custom Millwork & Cabinets  
Custom Metal Fabrication

#### Contact Person:

Kevin Cordeiro  
Gordie Bishop  
Karl Wyllie  
Karl Wyllie  
Bob Salsman, Gordie Bishop  
Gordie Bishop, Bob Salsman  
Ian Wilson  
Ian Wilson  
Curtis Jordan  
Keith Matthews  
Keith Matthews

If the job requires more than one of our specialties, our service work superintendents will work with the



Karl Wyllie, Gordie Bishop, Bob Salsman of the Lindsay service team.

client to provide whatever is required. Our service team's goal is to provide excellent service while developing a mutually beneficial relationship with the client.

The Lindsay team of service superintendents boasts a total of 70 years with the company, and is lead by Gordie Bishop with 21 years. Clients run the gamut from small to large and include well known and respected companies like Oland's, the World Trade and Convention Centre, Pratt & Whitney and Maritime Life. Typically jobs last anywhere from a few hours to six weeks or more and involve a myriad of building repairs, improvement, maintenance, or alteration projects.

Darrell Hardy, property manager for Trade Centre Ltd., is quick to complement the Lindsay service group.

"Lindsay just finished a long weekend here, doing some really fast changeovers for us," he says, after an early April switch that saw four World Trade and Convention Centre tenants doing internal moves, including two that swapped space.

"We have always found Lindsay to be very responsive and their workmanship is always very good," continues Hardy. "They will take on any type of job, day or night, and we find they're great at giving us ideas about how to save money."

Small is big at Lindsay and its no accident. Our success in the small jobs and service work business is owed to the many experienced and very capable people dedicated to providing superior service to our clients. All of our services are available at 468-5000 or for an after hours emergency- please call our 24hr emergency number 455-5551.

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Publications Agreement No. 40022367

