

Building People

Winter 2003 News and Information from J.W. Lindsay Enterprises Limited

CONSTRUCTION MANAGEMENT

QEII Parking Garage Anchors Enhancements

GOING PARKING IS ABOUT to get easier for patients and visitors to the Queen Elizabeth II Health Sciences Centre at the Halifax Infirmary.

A four-storey parking garage now being constructed on Robie Street will replace the current 240 surface spots with more than 650.

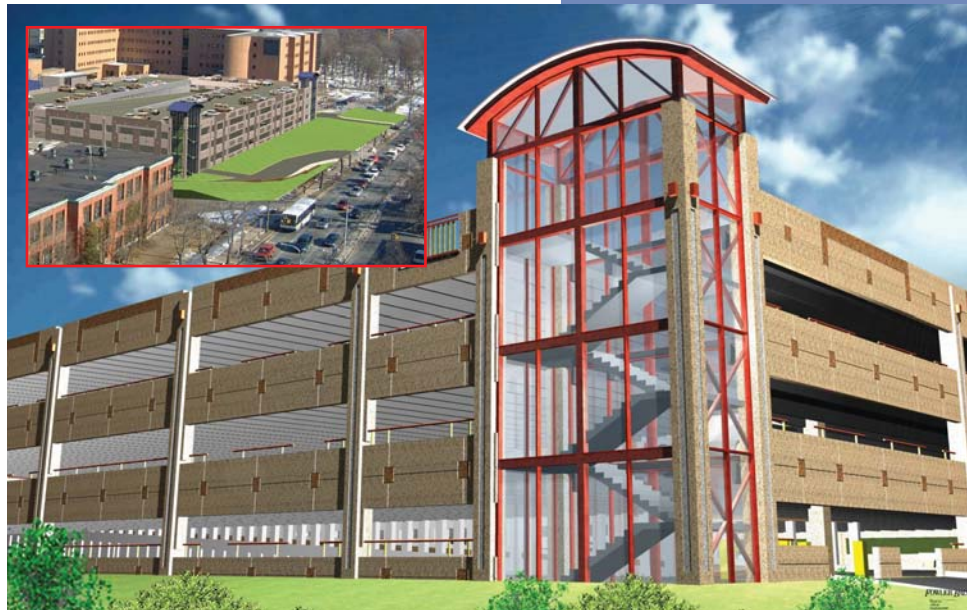
“The primary objective is to place additional parking immediately adjacent to the fourth floor entrance of the Halifax Infirmary site, where the majority of outpatient clinics are located,” explains John Lindsay, Jr. of East Port Properties, the developer.

Work on the 189,000 sq. ft. parkade structure got under way in late September, says Lindsay project manager Ken Flinn, “and work started in November on another 27,000 sq. ft. structure to house retail space, Emergency and a new MRI (Magnetic Resonance Imaging) Research Facility.”

“The site presented some challenges stemming from past demolition of the former Camp Hill Hospital and existing soil conditions,” he notes. “A concerted effort by the Lindsay construction management team, our geotech consultants Jacques Whitford, and the Nova Scotia Department of Environment led to good solutions to the challenges with only a minor delay to the start of construction.”

With the majority of the foundations in place, Flinn expects pre-cast concrete erection to commence in January and the keys to be turned over to Capitol Health in mid-summer.

“The parking garage is the largest part of the four-pronged project,” explains Tony Cook, lead architect on the project with Fowler Bauld & Mitchell Ltd. “The other elements will enhance the QE II Hospital itself, including two additional storeys on the west side housing 10,000 sq. ft. of retail space - food court, pharmacy and the like - and allowing a future expansion of the emergency department on the floor below. Perhaps most exciting, though, is the brain-repair centre, with MRI Research Facility, being built on the



ABOVE/INSET: The 189,000 square foot parkade on Robie Street in Halifax is the largest part of the four-pronged project to enhance the QEII Hospital.

southwest corner.”

“This is a major new research facility,” says Lindsay. “It is an area in which Halifax is a nation-leading centre of excellence.”

The requirements for such a specialized unit have caused a few “construction quirks,” admits Flinn, including the need for fibreglass Rebar (instead of steel) due to the magnetic nature of MRI.

“It has added a level of complexity to the job, and this is the first time the hospital has done a major project on a design-build basis,” says Lindsay. “We are very proud of our involvement and are striving to do an excellent job.”

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UPDATES



Tangram Surfaces Inc.

First time, second time, third time lucky. That's the story for Tangram Surfaces Inc., which now has three Lindsay tilt-up buildings including a brand new location in St. John's. The latest floor-covering venture - the others are in Dartmouth and Moncton - marks one of the first large tilt-up projects in Newfoundland. At 33,000 sq. ft., the building includes a Tangram warehouse and space for four complementary retail units. The 33 tilt-up concrete wall panels were erected one weekend, much to the surprise of those who saw a very different skyline in Donovans Industrial Park on their Monday morning commute.

Atlantic Digital Reproductions Inc.

Looking fashionable in its new digs at 51 Sterns Court in Burnside, this company provides high-speed photocopying, repro-graphics for architects, engineers and construction companies, and displays, posters, banners - even billboards - for designers, ad agencies, marketing and government departments. Owner John Day calls his new RBS building "tremendous," noting the project started in May and the new location was ready in August. "The Lindsay team was very accommodating and very professional."



Moncton Arena

No penalty. The new four-pad arena in Moncton opened in time for the fall hockey season, as promised by developer and prime contractor Ellis Don. Lindsay supplied and erected pre-engineered metal building enclosures for the 100,000 sq. ft. facility, which includes four ice surfaces, a central core housing 16 dressing rooms, a glazed atrium entrance and a bar, restaurant and shops - the pride of Moncton Area Partners (MAP), the group that spearheaded the project. Score!



DESIGN BUILD

Spinning a New Web

TRANSCONTINENTAL HAS ARRIVED IN Nova Scotia with a splash - and the printing and publishing company is about to get bigger with two significant additions to its Web Atlantic facilities.

Current Web projects include an expansion to the facility Lindsay built last year in Ragged Lake Industrial Park, and a similar new plant in Borden, PEI.

"The original Ragged Lake Facility prints the *Globe and Mail* for Atlantic Canada but with Web's acquisition of three daily papers in Nova Scotia, more production capacity is required," says Kirby Putnam, Lindsay design engineer for the two projects.

The Web Atlantic plant - built after Transcontinental purchased the firm - will grow from the original 28,000 sq. ft. to 68,000 sq. ft., and will accommodate a second press line and space for future commercial expansion.

"The addition will wrap around the original plant in an L-shape," says Putnam of the metal-building expansion. "We knew expansion was likely when we designed the original plant and made provision for it - we just didn't believe Web would grow this quickly."

"It's been a great relationship - Web knows printing and Lindsay knows construction. Together we've been able to stay one step ahead of the needs for this rapidly growing company."

Meanwhile, Lindsay is also working on a 28,000 sq. ft. plant for the company in Borden-Carleton, for its Williams and Crue operation. It will print *The Journal-Pioneer* for Summerside and *The Charlottetown Guardian*, both Transcontinental-owned dailies, as well as the *National Post*.

"It is almost identical to the original Ragged Lake project," says Putnam. In both cases, foundations have been poured and the buildings will soon be going up, with the facilities operational by next spring.

One of the 10 largest commercial printers in North America, Transcontinental will also develop its sheet-fed and heatset capabilities, involving printing on higher-quality paper than newsprint, in both plants.

Web Atlantic's new facility in Borden, PEI will emulate their plant in Ragged Lake Industrial Park.



METAL BUILDINGS

The Halifax Herald Gets A New Home

STOP THE PRESSES. No - start the presses!

That's what the Halifax Herald will be able to do, thanks to a new 57,000 sq. ft. design-build project by Lindsay.

The new plant, located in Bedford's Atlantic Acres Industrial Park, will house the venerable daily newspaper's new, cutting-edge press, the first page-changing press in Canada.

"One of the challenges was definitely the press table," says Lindsay project manager Ben Stokdijk of the reinforced concrete structure needed to support the raised press.

"The press table combines very precise and detailed work on a large scale with the requirement to support massive loads without movement. The press is a huge, complicated machine requiring 40 shipping containers for its trip from Switzerland. Crucial to the success of this project is the interface between our work on site and that of the press manufacturer, Wifag."

The building type chosen for the project is a pre-engineered metal building from American Building Company which will house the press room along with the necessary offices, warehouse space, shipping and

receiving docks, mail room, etc. required for production of *The Chronicle-Herald* and *The Mail-Star*.

"The Herald will move all its press, post-press and distribution to the new facility on Bluewater Road. The new press will provide substantially faster runs, with more colour and vastly superior reproduction," says Ian Scott, the Herald's assistant general manager and production director.

Designed in six components, the building rises to 58 ft. at the "press tower" and features a structural steel mezzanine encircling the press, plus ample area for paper storage and mechanical and electrical systems.

It's expected to be completed by May, with plenty of time to spare before the new press arrives next summer.

"When looking for a partner to design and build a facility for a large newspaper press - with all the structural and mechanical complexities involved in such a project - Lindsay's experience was a tremendous asset," says Scott.

"Lindsay brought together a number of the top experts in the region to ensure the project has gone as smoothly as possible."



TOP: A pre-engineered metal building from American Buildings will house the Halifax Herald's new cutting edge press.

BOTTOM: the building exterior takes shape as cladding is installed.

CONSTRUCTION MANAGEMENT

Music Dream Becomes Reality

LET THERE BE MUSIC. The Music Room on Lady Hammond Road in Halifax is a new 115-seat concert hall for the performance and recording of acoustic music. Lindsay, in concert with architect Niall Savage, turned a 1 1/2-storey residential building into this intimate concert space, which opened in September. Owned by Scotia Festival of Music, The Music Room - called "the best acoustic space in Canada" by Halifax Herald music critic Stephen Pedersen - already has over 150 bookings for the year. Prime users include JazzEast, Upstream, St. Cecilia Concert Series, Black Cultural Centre, Mi'kmaq Drummers, Kiwanis Music Festival, CBC's Debut Atlantic, and the Nova Scotia Music Educators Association. The facility includes a bar/reception area, a state-of-the-art recording studio, a music library, and Scotia Festival offices. The hall itself features a sculpture-like acoustic, maple liner and houses a new nine-foot \$165,000 Steinway grand piano. The dream of Scotia Festival's managing and artistic director, Chris Wilcox, will quickly become a necessity. Chris says, "It was a joy working with Ben Stokdijk and the staff at Lindsay. We have made new friends".



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

TILT-UP

Lindsay Goes Back to School in Windsor

IN KEEPING WITH TRADITION, it was back to school for Lindsay after Labour Day.

That's when our latest Tilt-up Construction project began, in the form of the new Windsor-West Hants High School.

"It's a sister to Canning," says Lindsay engineer Laurence Smith, referring to the Northeast Kings Education Centre where the building shell was constructed by Lindsay using tilt-up two years ago. The Canning school was used as a model for the Windsor project by Lydon Lynch, architect for both jobs.

The Windsor project is a 120,700 sq. ft. structure boasting 120 tilt-up concrete panels and once again Lindsay is responsible for the concrete components of the project.

The tilt-up concrete panels have now been erected, with the heaviest weighing in at 64,500 lbs, the tallest 35 ft. 2 in., and the widest 44 ft. 11 in.

The two-storey school, which will house students

in Grades 10-12, will use 1,146 yards of concrete for tilt-up, as well as another 1,892 yards, for a total of more than 3,000, says Smith.

The facility will open in time for fall 2003 and, like Northeast Kings, will be very resistant to problems like mildew and vandalism that have plagued other wall systems used in older schools.

Indeed, Lindsay's innovative tilt-up work has made quite an impression - two of its projects were featured during the recent Thinking Beyond The Box tilt-up conference, which Smith attended in Florida.

"This region is ahead of most places in our thinking about tilt-up," he says. "We don't do very many square boxes anymore-we've learned to apply the benefits of tilt-up concrete construction to more creative and complex buildings. This trend should continue as more designers take advantage of the flexibility, economy and durability afforded by tilt-up."



The new Windsor-West Hants high school boasts 120 tilt-up concrete panels.

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