

Building People

Fall/Winter '03/'04 News and Information from J.W. Lindsay Enterprises Limited

ROOFING

A New Day for Lindsay Reroofing Technology

IS IT TIME TO FIX your leaky metal roof? Do you need a permanent solution that is economical, fast, light weight and warrantied? Then you need Lindsay to install a Carlisle Fleeceback Roof.

Sometimes the best solution is also the most economical. That's the case with Carlisle Fleeceback, a new roofing technology Lindsay is now using for reroofing pre-engineered metal buildings, or other buildings with metal roofs.

"Building owners often assume that you would just replace a failing metal roof with another metal roof, but that's quite an expensive solution," says Lindsay president Ernie Porter. "We've been dealing with metal roofs for forty years. Over this time we have experienced every approach possible and by far the best solution available is Carlisle Fleeceback."

When choosing a new roof system several issues are important. Of course, cost and longevity are very important considerations. In the case of metal buildings, they are often designed without much excess structural capacity, so the weight of a new roof over an existing becomes a critical factor. Reroofing jobs are almost always carried out on occupied buildings, so speed and disruption to ongoing operations are also important considerations. In Atlantic Canada, resistance to wind damage and corrosive salt air should also be considered.

The Carlisle Fleeceback Roof System scores a "10" on every factor.

- 1) It is inexpensive, about 65% the cost of reroofing with metal.
- 2) It is very durable, will last in excess of 20 years backed by the best warranty in the roofing industry.
- 3) It is very light weight - less than 1psf.
- 4) Carlisle Fleeceback is very quickly installed (about 10,000 sf/day) and all work is done above the existing metal roof so disruption to ongoing operations is minimal.
- 5) Carlisle Fleeceback vastly exceeds Factory Mutual (FM 1-90) requirements for wind uplift.



ABOVE: the reroofing of this 150,000 sq. ft. building at 28 Topple Drive in Burnside Industrial Park was completely unscathed by Hurricane Juan



INSET: the various stages of the reroofing process

- 6) Carlisle EPDM membrane is not effected by salt air, sunlight, etc.
- 7) The Lindsay approach adds to the thermal performance of the existing roof, usually R-8 or more.

Seeing is believing, please call Curtis Turner at 483-8239 to arrange a site visit to one of our recent installations or for a free estimate on your new roof.

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UPDATES



Thermo Dynamics

The sun is shining on Thermo Dynamics Ltd., thanks to the completion of the company's brand new, 7,500 sf tilt-up concrete building. Lindsay spearheaded the design-build project, which saw the solar-products firm relocated to John Savage Avenue in Burnside Industrial Park. The project began last October and wrapped up at the beginning of June,

right on time. Project manager Cory Bell was excited by the "uniqueness" of the project: "It's totally heated by solar panels. It's thermally enhanced and has in-floor heat," he says. "A lot of thought went into this."

Millbrook Call Centre

How do they make it look so easy? That's what commuters were asking themselves on July 10 when the tilt-up panels for the Millbrook Call Centre were erected, slowing traffic as drivers braked to see just what was going on.

"1,060,367 pounds, seven hours — no problems," says project manager Laurence Smith, referring to the huge task of lifting the building into place. "It went fine, considering the main building consists of 18 tilt-up panels ranging up to 40-foot wide and up to 64,250 pounds."

The Millbrook reserve has built the facility to lease to a call centre. The completion of the building shell marks the end of phase one, with work on phase two, finishing the interior, expected to begin soon. Lindsay constructed a unique entryway, by utilizing cedar timbers to complete an open concept A-frame, constructed at the Lindsay mill shop.



The Chronicle-Herald

Talk about making the news! Lindsay has wrapped up work at The Chronicle Herald's new production facility in Atlantic Acres Industrial Park — a whole month early. The 57,000 sf project began in July 2002 and was pretty much wrapped up by late spring, thrilling officials at the metro newspaper company. "We had some reservations about design-build on such a complex project. But when Lindsay finished the job two months early and within budget, we were convinced," says Ian Scott, Assistant General Manager at The Chronicle-Herald. "We are looking forward to completing the installation of our new press equipment and beginning production on Canada's most modern newspaper presses early in the new year." The metal building was designed for several different uses, including paper storage, production offices, mail room and a 57 foot high press hall. Project manager Ben Stokdijk admits it was a tough job, "mainly due to the interface required between the electrical/mechanical systems and the new press equipment. But we pulled it all together."

“When Lindsay finished the job two months early and within budget, we were convinced.

— Ian Scott Asst. General Manager, The Chronicle-Herald

TILT-UP

A New Environment for Pinchin LeBlanc

PROJECT: Pinchin LeBlanc Environmental Ltd.

SIZE: 6,000 sq. ft.

DETAILS: New office building with lab space

START/FINISH: April 1-June 30, 2003

METHOD: Design Build, Tilt-up

DESIGNER: Lindsay

THE FINISHED BUILDING MAY be an environmentally friendly green, but the weather was anything but spring-like when Lindsay set out to give Pinchin LeBlanc Environmental Ltd. a new building.

"That made the schedule very tough, but it went pretty smoothly and we got them in early," says project manager Cory Bell. Tilt-up proves itself again!

The company, a consulting firm that provides services related to environmental assessment and management and control of hazardous materials, moved from Paddler's Cove to a new Dartmouth home, on John Savage Avenue in Burnside Industrial Park.

The new facility comprises mostly offices, with a small lab area, says Bell.

"It went well. The client was great, very accommodating," he says.

And the Pinchin LeBlanc building certainly stands out, a vision in dark green. "The sign is up now, and it looks great," says Bell.

The Pinchin LeBlanc Environmental building was ready ahead of schedule, despite winter weather.



GENERAL CONTRACTING

Sears Retrofits Make Room for Martha

PROJECT: Sears Store Retrofits

DETAILS: complete interior renovations to introduce the Martha Stewart product line

START/FINISH: early June-mid August

METHOD: Plans and Specs

DESIGNER: Sears

IT'S A MARTHA STEWART WORLD, and nowhere more so than at Sears. The venerable department store has recently introduced the line of products by the renowned domestic goddess and Lindsay helped them make just the right place.

Lindsay began work on three Sears locations — Dartmouth, Fredericton and Halifax — the first of June, transforming about one quarter of

each store's space to accommodate everything from bathware to bedding to kitchen utensils. Sears unveiled its new line (and look!) on Sept. 7.

The Maritime jobs varied in size, depending on the store, but the Dartmouth and Fredericton sites were the largest, says project manager Devin Hartnell. "It was built to specification. They have their own designers to do exactly what Martha Stewart wants," he notes.

Luckily, Lindsay has often worked for this particular client, with great results. "We work with Sears a lot and we're quite comfortable working with them," says Hartnell. "The project went great. It was pretty straightforward and just rolled right along. It looks good and they're quite happy with it."

No word on whether Hartnell has learned to cook like Martha ...



TOP: Three Atlantic Sears locations were transformed this fall to welcome the Martha Stewart product line (shown: Sears Halifax)



CONSTRUCTION MANAGEMENT

A New Lease on Life for QEII Health Sciences Centre

PROJECT: Queen Elizabeth II Health Sciences Centre parkade

SIZE: 189,000 sq. ft.

START/FINISH: Sept. '02 - July '03

METHOD: Construction Management

DESIGNER: FBM Architects

DEVELOPER: East Port Properties

PARKING HAS GOTTEN A lot easier for patients and visitors to the Queen Elizabeth II Health Sciences Centre, Halifax Infirmity site. The much-anticipated 650-spot parkade is now open, along with an impressive retail space and new Brain Repair Unit. The massive undertaking got under way late last September and wrapped up July 4, says project manager Ken Flinn. "It was a month ahead of schedule and it was on budget," he says. Indeed, Lindsay managed to tackle all of the hurdles, including acidic rock left over from the former Camp Hill Hospital site and a harsh winter, to complete the four-storey parking garage and adjacent facilities. Brian Rankine, director of business development

for the hospital, uses the word "excellent" to describe Lindsay's work. "They were very understanding of the complexities of the pro-

ject," he says. "We are very pleased with the completed project — for them to finish early and on budget, it's been a tremendous success."

“They were very understanding of the complexities of the project. We are very pleased with the completed project — for them to finish early and on budget, it's been a tremendous success.”

— Brian Rankine *Director of Business Development, QEII*



SERVICES/CONTACTS

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

Design-Build Pre-Engineered Metal Buildings:

Peter Cox, Kirby Putnam

Design-Build Tilt-up Concrete Buildings:

Laurence Smith

Design Build RBS Buildings:

Peter Cox, Kirby Putnam, Laurence Smith

Construction Management:

Ken Flinn, John Rhymes

General Contracting:

Keith Matthews, John Rhymes

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

METAL BUILDINGS

A New Home for Parts for Trucks

PROJECT: Parts for Trucks

SIZE: 14,500 sq. ft.

DETAILS: Sales/Parts/Showroom/Garage

START/FINISH: May-Aug. 2003

METHOD: Design Build

DEVELOPER: East Port Properties Ltd.

DESIGNER: Lindsay/Parts for Trucks

Lindsay impressed me in the way they performed, the quality of their work and their efficiency on site.

— Paul Raymond Co-owner, Parts for Trucks



Parts for Trucks' new facility in Ragged Lake Industrial Park

elements together. Working well with the client was the key.

Co-owner Paul Raymond of Parts for Trucks was impressed by the quality and timeliness of the project. "Lindsay impressed me in the way they performed, the quality of their work and their efficiency on site.

Thanks to the site superintendent Max Meisner, they were very good at closing the project out, following up on the small details."

Project Manager Ben Stokdijk has worked hard to provide top quality, an example of which is reflected in the installation of a red floor (with colour

hardener) in 90% of the building. The installation included the truck repair area, the showroom and the warehouse area, all of which turned out beautifully.

Parts for Trucks has just been selected as one of the top five heavy duty truck part distributors in North America. Lindsay is proud to be a part of their success.

PARTS FOR TRUCKS NOW has a new home in the Ragged Lake Industrial Park. The 6,000 square foot building consists of an open concept retail parts showroom and warehouse and an 8-bay repair garage.

Lindsay designer Kirby Putnam says the challenge was to provide a functional building that tied these

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