BuildingPeople

Fall 2001 News and Information from J.W. Lindsay Enterprises Limited

TILT-UP

Atboro House Makes a Sudden Appearance

BURNSIDE INDUSTRIAL PARK WILL soon have a new landmark, and an impressive one at that.

Just a few weeks ago the sudden appearance of Atboro House brought traffic to a virtual standstill and it hasn't even opened yet. On that day in early October, Lindsay had begun to stand the 60 tilt-up concrete wall panels that comprise the multi-tenant office-and-warehouse building. It features panels up to 29 feet high and 34 feet wide, with the heaviest weighing nearly 80,000 pounds.

"The project includes some curved panels, which is unusual for tilt-up," says site superintendent John Smith. "We formed those panels like a ship, face down, on a form resembling a skateboard ramp."

The concrete wall panels will be enhanced with a sandstone-colored finish accented by 233 windows with black anodized aluminum frames. Interesting treatment of windows, variations in wall alignment and roof line, curved panels and reveals combine to provide a very attractive facade.

Our clients, East Port Properties Limited and Hospitals of Ontario Pension Plan (HOOPP Realty) visualize a striking, innovative and very functional building that is worthy of its prominent position overlooking one of the busiest traffic routes in Atlantic Canada. To ensure this mark is met, they are relying on Ruitenberg Inc., a specialist in tilt-up concrete design, to deliver creative but sensible design, and Lindsay to pull it all together with solid construction management, top quality tilt-up work and a reliable Carlisle roof.

"It's primarily a suburban office building, but it has some interesting features," says East Port president John Lindsay, Jr., who is managing the project the first of four phases on behalf of HOOPP Realty.

"For instance, the mezzanine allows a lot of flexibility in how the tenant's space is developed," he says. "We wanted to achieve something that wasn't flat and wasn't boring we deliberately tried to give it a streetscape look."

ABOVE: Atboro House in Burnside Industrial Park is comprised of 60 tilt-up concrete wall panels, standing up to 29 feet high and 34 feet wide and weighing up to 80,000 pounds.

RIGHT: The Lindsay team began erection of the tilt-up concrete walls began in early October.

"The design allows structural capability and roof height for two floors," adds construction manager Ken Flinn, which could result in over 100,000 square feet of floor space. There is also a large parking lot and a self-contained loading dock to allow for easy servicing. The eight or more tenants include anchor

…continued next page

J.W. LINDSAY ENTERPRISES LIMITED

22 Fielding Avenue
Dartmouth, Nova Scotia
B3B 1E2

Tel: (902) 468-5000
Fax: (902) 468-6615
E-mail: info@jwlindsay.ca
Web site: www.jwlindsay.ca

Lindsay
Engineers Contractors Managers

UPDATES

Seeing is Believing

FAITH IN LINDSAY AND the Royal Building System has paid off once again for Brookville Carriers. Their new facility in Truro completed in June marks the second time the company has gone with the innovative Royal Building System. Brookville was the first company in Atlantic Canada to benefit from RBS, using it last year for its driver-dispatch centre in Woodstock, N.B. The Truro facility, housing offices and a drivers centre, is located in Truro Heights at Exit 13 behind the Irving Big Stop.

Drive by, be impressed, and become the next believer in RBS.

Second Phase of the Dalhousie Arena Roof Replacement Now Complete

Lindsay installed the first Phase of the fully adhered Sarnafil PVC roof in 1998 and returned this summer to complete Phase II. Now for a great logo on that impressive roof - *Go Tigers!*

Lindsay Tilt-Up Makes the Grade in Canning

THE NORTHEAST KINGS EDUCATION CENTRE, which opened to students in September, cuts an impressive figure in Canning, N.S. A major tilt-up project for Lindsay, it boasts 127,000 square feet on two storeys, complete with three wings of classrooms, a large gymnasium, central atrium and all the modern accoutrements students require. Our contribution to this Ellis-Don project was the building enclosure including 145 site-cast structural tilt-up concrete wall panels, 373 tonnes of structural steel and 3,350 yards of concrete.

…Atboro House continued

Neill and Gunter, mechanical and industrial engineering consultants who are taking full advantage of the two-storey capability by occupying 35,000 square feet on two floors.

Lindsay says the positioning of the building alongside a busy stretch of Highway 111 is a huge selling point: "From a corporate standpoint, its unparalleled in Atlantic Canada," he says.

"I want to say how great it feels to be developing again," he adds, especially working in conjunction with the firm his father founded. "We're particularly pleased with how Lindsay has done time-wise its a very tight schedule."

Despite rooftop cornices, punched windows and three corner balconies, Flinn says Atboro House has a straightforward appeal.

"Simple is beautiful," he says. "And I think that's the beauty of tilt-up."

To view the progress of construction on line visit the Atboro House web site at www.youworkhere.com.

BRAINS & BRAWN

Lindsay Teams Up

A Corporate Challenge in support of the QEII Foundation, presented by Irving Equipment

THE LINDSAY TEAM OF Ben Stokdijk, Traci Migel, Cory Bell, Blair Way, Mark Flinn, Elliot White, Aaron Mccardle, and Richard Jennex pulled together to represent Lindsay well in the competition.

Many thanks to our team members, generous sponsors and employees who, combined with our corporate donation, enabled Lindsay to contribute over $8,500.00 to this very worthy cause. The event, after costs, raised in excess of $40,000.00 for QEII Foundation .

Other participants included teams from Mills Heavy Hauling, Ocean Resources, CBCL, Team Container Port (CN, Ceres, Halterm, and the Halifax Port Authority), Barrington Industrial Services, Team Deepwater (Marathon, Kerr-McGee, and Shell), and Black & McDonald.

Taking Tilt-Up to New Heights and Shapes

A MAJOR NEW NURSING home under construction in Halifax ably illustrates the broad applications of tilt-up, says Laurence Smith.

"It was the exception, now its the expectation," says Smith, Lindsay engineer and the company's tilt-up guru.

While Lindsay has been building using tilt-up - large site-cast concrete wall panels - for more than 20 years, the work has generally involved warehouse-type commercial buildings.

But that is changing, first with the Kings Northeast Education Centre, built recently in Canning, N.S., and now with Shannex Quality Living, a 180-bed nursing home on Parkland Drive in the Clayton Park area.

The comments we hear about the Shannex job are "No, thats not tilt-up," says Smith, Lindsay's representative with the Tilt-up Concrete Association of North America. "With the combination of concrete and brick, wing configurations, and multiple stories, its anything but your standard box warehouse."

Indeed, the impressive structure covers 150,000 square feet of floor area, featuring three wings, each with an outside veranda, large sitting room and, of course, residents rooms. While three storeys high for the most part, it does include a basement in one wing, to house administration offices, laundry and kitchen facilities and, in another section, the furnace, boiler and electrical area, as well as storage space. Each wing has a fourth floor, serving as mechanical headquarters for the complex. Along with 380 windows, there is a partial brick exterior and a large atrium as the entrance.

The reasons for using tilt-up on a job like this one are obvious, says Smith.

"It's load-bearing, it's structural. The sandwich panels have insulation within but there's no cavity to permit mould and mildew problems," he explains. "The sandwich is arranged with the bulk of the concrete on the warm side of the insulation, creating beneficial thermal mass, and once this mass of concrete is at room temperature, it acts like a thermal flywheel helping to maintain a constant temperature."

To top it off, with the panel providing a concrete exterior and interior wall, the only maintenance it should need down the road is a fresh coat of paint.

> **"These tilt-up wall panels provide a means to express some of the buildings distinctive architecture while also becoming the exterior finish, thermal resistance, structure, and interior finish."**
>
> *– Ernie Porter, President, J.W. Lindsay*

"On the Shannex project much of the value tilt-up concrete can provide will be realized. These tilt-up wall panels provide a means to express some of the buildings distinctive architecture while also becoming the exterior finish, thermal resistance, structure, and interior finish," adds Lindsay president Ernie Porter. "The architect (S.P. Dumaresq) has applied the tilt-up building system in interesting ways to the immediate and long term benefit of this project."

General contractor Maxim 2000 Inc. which hired Lindsay as wall contractors and construction manager John Sherwood agree: "We had looked at pre-cast concrete, but due to the logistics of the project, it made sense to cast on site," he says.

Nonetheless, the challenges of such an unusual tilt-up job were many. The 140 panels ranged in size from 6,000 to a whopping 59,000 pounds, indicating the diversity inherent in the project.

"The job required some panels that were 25 x 48 feet, larger than we had room to cast them," says Laurence Smith. "Because of the configuration of the building, only about 10 panels were cast without another on top."

Standing the walls - which began in May - took only two days for each wing. The 140 panels were erected without a hitch largely due to great teamwork between the Lindsay field crew, the panel designers BMR Structural Engineering, and Lindsay engineers.

At the moment, the site is buzzing with activity, as tradespeople painstakingly apply shingles above dormered windows, build elevator shafts, install mechanical and electrical systems and interior finishes.

And, when the residents begin moving in next April, the hard work will be evident.

RIGHT: Shannex Quality Living, a 180-bed nursing home in the Clayton Park area, is an example of the diverse uses of Lindsay tilt-up.

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

Industrial General Contracting:
Paul Vincent

General Contracting:
Paul Vincent

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

Custom Millwork and Cabinetry:
Keith Matthews

Steel Stud, Drywall & Suspended Ceilings:
Gordie Bishop

Doors, Frames & Hardware:
Gordie Bishop

Custom Sheet Metal - Fabrication & Installation:
Keith Matthews

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

TRIBUTE

Larry Wilson Remembered

LINDSAY LOST A DEVOTED friend indeed with the death of Larry Wilson in September.

"Larry was a remarkably focused individual ... the best interests of the company were always first and foremost with him," says John Lindsay, Sr. "He was very proud of our reputation, which he had a big part in building."

Raised in the St. John River Valley, Larry studied engineering at Acadia University and the University of New Brunswick and joined Lindsay Jan. 2, 1968.

"He didn't have a lot of building experience, but he immediately dove into the fray and he proved himself," recalls Lindsay. By 1974 Larry was the company's vice-president and two years later became president, a position he held for nearly 10 years.

"During that time the company grew and diversified much due to Larry's vision and determination. He introduced the small-jobs division and generally oversaw our expansion," says Lindsay.

"Larry, with his divergent views, didn't follow the usual beaten path. He brought to bear his ingenuity and creativity in how to run a company and make it successful," adds current Lindsay president Ernie Porter.

Larry Wilson was admired for his ingenuity, creativity, and determination during his years with Lindsay.

While he eventually turned the reins over to others, Larry continued to work with the company as its vice-chairman until his retirement on June 30, 2000.

Retiring meant spending more time at home in Fall River with his wife Phyllis, but it also gave Larry the opportunity to devote more time to doing the things he loved most.

"He was an avid outdoorsman," says Lindsay, noting Larry's love of camping and canoeing was well-known. For that reason, he was especially proud of his work with Parks Canada in the mid-1960s, as the first resident engineer for the new Kejimkujik National Park.

Larry was also incredibly active outside the company, volunteering with Junior Achievement, Halifax Board of Trade, Dartmouth Chamber of Commerce, and the Design and Construction Institute, and holding several high-profile positions within the Association of Professional Engineers of Nova Scotia (APENS).

"Larry was a remarkably focused individual," says Lindsay. "He was completely devoted to whatever project he was working on at the time. He will be sadly missed but fondly remembered."

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22 Fielding Avenue
Dartmouth, Nova Scotia
B3B 1E2

Tel: (902) 468-5000
Fax: (902) 468-6615
E-mail: info@jwlindsay.ca
Web site: www.jwlindsay.ca

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Lindsay
Engineers Contractors Managers