



Building Partners

Summer 2013

News and Information from Lindsay Construction

TILT-UP DESIGN-BUILD

Lindsay Continues to Build Up Burnside

WITH THE COMPLETION of the Mackay Bridge in 1970, development in Burnside took off, and the evolution of construction is still evident today. Lindsay has been contributing to the landscape

Safety, quality, and schedule – those are the things I’m after and with Lindsay we got exactly what we wanted.

– Darrell Dixon Construction Manager, Seaboard Transport

since the very beginning. Their experiences range from metal frame buildings (like their current head office at 22 Fielding Avenue), to the recent LEED® registered Wright and Burnside Business Campus,

and the current crop of new Tilt-Up Concrete buildings on Cutler and Wilkinson Avenues.

Tilt-Up offers durability, flexibility and efficiency. The new Atlantic Region Headquarters for Black and McDonald is a 20,000 sq. ft., 2-storey office building with 8,000 sq. ft. of warehouse and fabrication shop behind. “The R30 roof, R20 sandwich panel walls, cooling system, and windows were all chosen for energy efficiency,” says Lindsay Project Manager Amanda McNeil. “High windows in the warehouse make the most of day lighting as well.”

Tilt-Up construction allowed Halifax Glass and Mirror to showcase their expertise with a glazed glass curtain wall running 45 ft. long and 24 ft. high

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ABOVE: Halifax Glass and Mirror Tilt-Up construction showcases a 45 ft. long glazed glass exterior curtain wall

BELOW: Construction at Seaboard Transport combined sandwich and regular panels to accommodate specialized 16 ft. square overhead doors



Tilt-Up construction – Black and McDonald Atlantic Region headquarters

LINDSAY CONSTRUCTION
DARTMOUTH, NOVA SCOTIA
MONCTON, NEW BRUNSWICK
ST. JOHN’S, NEWFOUNDLAND

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High Profile High Rise Demonstrates Lindsay High Standards

AT THE INTERSECTION of Vaughan Harvey Blvd. and Main Street in Moncton stand two city landmarks, the Terminal Buildings, built in 1962 as the main offices for CN Rail. Lindsay Construction's New Brunswick team took on the task of updating and upgrading the main tower, starting with a complete demolition of the existing façade, interior renovation, and mechanical/electrical upgrade.

Project Manager Andrew Myers is overseeing the challenge of re-skinning the office building. The original building design featured recessed glass with exposed columns covered in apolic skin. The straight glazed-glass design of the new building means columns are no longer exposed. Pre-cast beams were hung from the columns to extend the footprint out and make the exterior walls flush.

"That's what makes the project quite interesting," says Myers, "because it's not typical at all."

Another modern feature is the vertical, perforated steel Solar Wall™ that takes up one third of the south façade. The wall will be used to preheat intake air to cut heating costs in the winter.

Other high profile projects keeping the New Brunswick team busy include recently awarded LEED® certified Argonaut Centre at CFB Gagetown – a suite of three identical, 2-storey cadet accommodations, and Design-Build of a new hotel in Kingswood Park near Fredericton.

PROJECT: Terminal Centre at Main and Vaughan Harvey Blvd., Moncton, NB
 SIZE: 150,000 sq. ft.
 DETAILS: 8-storey office building with south-side solar wall
 DESIGNER: Architects Four

BUILDING UP BURNSIDE continued from page 1...

along the building's exterior. Inside the 13,500 sq. ft. space all offices feature storefront glass in aluminum framing and custom designed millwork. The 2-storey office and warehouse facility was completed within a 20-week time frame despite tough winter conditions, thanks to meticulous site management by Project Manager Jason Giles and Site Superintendent Peter Gay.

Halifax Glass and Mirror Owner Doug Hines praises Lindsay on their expertise. "I've been working with Lindsay for years. When I decided to build I chose Lindsay because this is what they do: Design-Build. They did a really good job from day one."

The design flexibility of the Tilt-Up building system also met unique needs for a new head office and trucking terminal for Seaboard Transport on Wilkinson Ave. Lindsay Project Manager Trevor Cairns and his team combined sandwich and regular wall panels to accommodate specialized 16 ft. x 16 ft. overhead doors with explosion-proof operation for an oversized service and wash bay. The building also features suspended catwalks, colour-hardened sloped wash bay floors, a covered breezeway and second-floor patio. "I'm very close to both the design side and the construction side and I was very pleased with the outcome," says Seaboard Construction Manager Darrell Dixon. "Safety, quality, and schedule – those are the things I'm after and with Lindsay we got exactly what we wanted."

While Cutler Avenue is still "under construction" these anchor spaces do a beautiful job of demonstrating the design range of Tilt-Up Concrete, and their occupants agree on Lindsay's proven Design-Build expertise.

I've been working with Lindsay for years. When I decided to build I chose Lindsay because this is what they do: Design-Build. They did a really good job from day one.

– Doug Hines Owner,
Halifax Glass and Mirror

LEFT: Built in 1962, the CN Rail Terminal buildings are undergoing extensive upgrades including a complete demolition and replacement of the existing façade.





DESIGN-BUILD

Tilt-Up Booming at Bristol Court

PROJECT: Bristol Court – Kelsey Drive, St. John’s, NL

SIZE: 30,000 sq. ft. (total) each building

DETAILS: 2-storey office buildings

METHOD: Design-Build Tilt-Up Concrete

DESIGNER: Ron Fougere Architects

Bristol Court on Kelsey Drive offers a new development of modern office space within the developing retail Power Centre in St. John’s, Newfoundland. Lindsay Construction has just completed its’ third of a proposed five building development comprised of identical 2-storey, 30,000 sq. ft. (total) Tilt-Up Concrete buildings. The fourth building is currently under construction with the fifth and final building scheduled to break ground within the next twelve months.

John Ryan, President of Bristol Development, was convinced of the advantages of the Tilt-Up building system. “We had preliminary designs that weren’t Tilt-Up,” says John, “but because of Lindsay’s expertise and the benefits of Tilt-Up they really made it a viable option in this market.”

Bristol Court is one of the largest and first Tilt-Up Concrete developments in Newfoundland. All buildings feature a modern, welcoming lobby with sky lights and barrier-free access; impressive 9 ft. ceiling heights; energy efficiency which comes from double glazed windows and HVAC heating and cooling systems with central energy management controls; heating supplemented

with radiate heating panels (laid within the t-bar grid) which provides clean interior finishes without obtrusive baseboard heaters; and remarkable / colorful street appeal and elevations.

The new development is proving to be a desirable business address with 75,000 sq. ft. already leased. The fourth building will soon add 30,000 sq. ft. for anyone seeking primary



ABOVE: Hickman Chrysler Dodge Jeep, St. John’s, NL

They’re first-class: professional, organized, and ethical. We’re very happy and enjoying great success with our choice.

– John Ryan President,
Bristol Development

office space in a convenient and prominent location. John Ryan looks forward to finishing the forward-thinking office park. “Lindsay came to us highly recommended,” says John. “They’re first-class: professional, organized, and ethical. We’re very happy and enjoying great success with our choice.”

Lindsay is also enjoying accomplishments with additional projects throughout the city. Penney Mazda and Hickman Chrysler Dodge Jeep both feature generous and bright showrooms; spacious and efficient service bays; and highly attractive day and night curb appeal.

With a series of successful and modern facilities recently complete, many more underway, and several on the horizon Lindsay clients agree - Lindsay Construction is thriving in St. John’s and beyond.

BELOW: Penney Mazda, St. John’s, NL



Bristol Court is one of the largest and first Tilt-Up Concrete developments in Newfoundland, with five identical 30,000 square foot office buildings.



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ANNOUNCEMENTS

Lindsay Quality Gets Seal of Approval

Lindsay Construction (NS) becomes ISO 9001:2008 Registered Company

BACK ISSUES OF *Building Partners* show that clients speak often about the quality and professionalism of Lindsay Construction. For over 50 years, Lindsay has worked hard to make its name synonymous with quality. Now they've received an international stamp of approval.

In January of 2013, Lindsay Construction (NS) became an ISO 9001: 2008 Registered Company. Paul Midgley, CHSC, CHSO (Manager, QHSE - Quality, Health, Safety, and Environment) led the project.

"We're guaranteeing our clients that their building, at the end of the day, is exactly what we've agreed on," explains Paul. "We've developed a formalized process – a series of checks and balances – to ensure all of our Project Managers are on the same page, and every project is delivered in the same, timely manner."

Giving the tools for success to every Lindsay Project Manager in Nova Scotia raises the bar, but

ISO 9001:2008 Quality Control is even more deeply entrenched. Achieving the designation means everyone gets involved. "This is a Quality Management System which is driven from the very top of the company," Paul says. "Everyone from the President to the administrative staff, Project Managers, Coordinators, Engineers, and Accounting Department was involved in the process. We continually audit our procedures and processes looking for improvements."

Paul also gives credit to mentor / consultant Frank Spearey for invaluable help in guiding the Lindsay NS Team through the process. Having helped 60+ companies to date meet ISO international standards, Frank sees the benefits and rewards. "When you grow quickly as a company, like Lindsay has, you need to stay ahead of the game. You need written procedures to ensure the repeatability and accountability to get things done." Doing things right the first time allows Lindsay employees to work smart, saves money, keeps projects on time and on budget, and most importantly, keeps customers happy.



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