

Building People

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

ROYAL BUILDING SYSTEMS

Brookville Carriers Inc. goes Royal (again)

BUILDING THE NEW BROOKVILLE Carriers Inc. facility in Truro this spring brought back childhood memories for project manager Ben Stokdijk of Lindsay, all because the project used the Royal Building System™ (RBS).

“An RBS project is sort of like a big Lego set. The full-height wall forms come to site in 8-inch wide panels which are stood in place, joined together with a sliding box connector and then simply attached to the structural steel,” he says.

RBS, aptly described as “the ultimate concrete forming technology,” is a system consisting of rigid polymer components that serve as a formwork for concrete load-bearing walls, non-load bearing walls (i.e. curtain walls), shear walls, retaining walls and foundation walls. These panels interconnect together on-site to create a finished formwork that remains in place after the concrete is placed. This unique product is manufactured by Royal Building Systems (Cdn) Limited (a Canadian company) in Woodbridge, Ont. and other locations worldwide. Lindsay represents RBS in Eastern Canada as an RBS Dealer.

As you probably read in the last issue of *Building People*, Brookville Carriers were the first in Atlantic Canada to benefit from using RBS when Lindsay was hired to design and build its new driver-dispatch centre in Woodstock, N.B. last summer. Even though Brookville had already made arrangements for Lindsay to construct a facility for them using another method, Harm Singh was sold on RBS as soon as he heard about it.

“As soon as we sat down with (Lindsay engineer) Kirby Putnam and he explained to us about RBS and

TOP RIGHT: RBS panels form the interior walls of the driver's area at Brookville Carriers facility in Truro.

BOTTOM RIGHT: the Brookville building front facade features 2 lengthy window spans and a curved front entrance – matching curved canopy yet to be constructed.

all of the benefits, we were convinced,” says the company's Truro-based controller.

At 9,000 square feet, the second project is twice the size of the Woodstock building, says Putnam. Lindsay began the earth work last fall “to get the site prepared before the bad weather.” In light of the snow-filled winter Nova Scotia experienced, it was a good call, resulting in foundation work beginning before the end of March.

“During the layoff time, we had a good chance to work on the design and make changes,” he says. “It's been a very smoothly running project.”

The single-story building — featuring lots of windows, arched canopies over the front entrance, and Brookville's trademark stripes — includes office space and a driver's room featuring kitchen, lounge and shower facilities. The latter will even use RBS for its interior walls.

“It's a really great product,” says Stokdijk. “It goes up quickly, it's durable, it's easy to clean and easy to maintain.”

He notes the only real challenge with the job was the fact that, unlike Woodstock, this building features two lengthy window spans and a curved front entrance, which necessitated “a different detail to support the panels over the windows — the panels all had to be custom cut and there were some bracing challenges to be overcome.”

The Woodstock project was a rousing success, Singh says, which obviously contributed to the firm's decision to use RBS and Lindsay again.

“We've had nothing but positive feedback from our staff in Woodstock. They really like the way the

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...Brookville Carriers continued

building is constructed, especially the sound-proofing," he says, noting that office is located near a major highway.

Brookville is also breaking new ground by becoming the first business in Bill Lake's new industrial park in Truro Heights at Exit 13 off

TILTUP

Senior Lindsay Engineer Dedicated to Tilt-up

LAURENCE SMITH MAKES NO bones about his plans. "Quality work, innovative solutions and a teamwork approach will take tilt-up concrete to new heights at Lindsay," he says.

Tilt-up concrete construction is growing continuously in popularity in Atlantic Canada. At Lindsay, tilt-up has been an important part of our business for more than 20 years. We are so involved in this building system that one of our senior engineers, Laurence Smith, is dedicated solely to it. The size and complexity of tilt-up projects has increased over the years, requiring experienced, specialized, professional design and coordination.

Smith, 35, a native of Hartland, N.B., began working summers with Lindsay while still a student at the University of New Brunswick. After graduating with his Bachelor of Science degree in Engineering, he came to work for the company full-time in January 1990, in the Moncton office. His transfer to Halifax took effect Oct. 1, 1999 and he maintains professional licensing in all three Maritime Provinces.

"In our Dartmouth office, there is enough work to allow me to be a specialist dedicated

(left to right) Foreman Dave Gibson, superintendent Darryl Durling, and engineer Laurence Smith consult on site.



Highway 102.

Singh expects their second RBS building to be "even better" and says he and the other 25 Truro-based employees — not to mention the more than 110 drivers who will use the facility — can't wait to move in to their new digs.

Putnam admits there has been a lot of interest in the cutting-edge technology being used on the building, scheduled to open in mid-June.

"We're glad to bring the RBS product to Atlantic Canada as it provides an exciting new way to build quality for our clients," he says.

to tilt-up concrete, and focus my energies on work that really turns my crank," explains Smith, who concentrates on layout, design, pricing and ordering for tilt-up jobs.

“We’ve got some very knowledgeable and experienced field people and it’s a pleasure to work with them to do such creative and beneficial work.” — Laurence Smith

He appreciates tackling the challenges of tilt-up with some of the best people in the industry: "Lindsay has been doing tilt-up for over 20 years," says Smith. "We've got some very knowledgeable and experienced field people and it's a pleasure to work with them to do such creative and beneficial work."

Smith's exacting nature (he designed a computer program to make tilt-up job estimating that much easier) serves him well in this venture. While a relatively straightforward building method, tilt-up is not without its challenges.

Attention to detail is crucial with tilt-up - and Detail is Smith's middle name. From initial concept through design, costing and shop drawings, Laurence focuses on the details to ensure the final product is top-notch. After all, with concrete not even the old adage 'measure twice, cut once' is good enough.

In fact, Smith - Lindsay's representative with the Tilt-up Concrete Association of North America - is conscientious about all aspects of tilt-up jobs, especially the quality of panels. "I'm very fussy about it," he admits.

That has paid off in the Kings

Northeast Education Centre, a striking presence in Canning, N.S. and Smith's crowning glory to date.

While some were initially skeptical about using tilt-up for the project, it didn't take Lindsay long to win over Don Quon, project manager with general contractors Ellis-Don Corporation.

"I thought it was an excellent idea and it speeded up the schedule immensely," he says of the 122,000-square-foot facility, which opens to students next fall.

"And at the end of the day, we've got an aesthetically pleasing building," says Quon, who had a good working relationship with Smith.

"It was very professional - he's very accommodating," he says.

Lindsay has used tilt-up for dozens of commercial, industrial and institutional clients, for a total of over 1,000,000 square feet. The acceptance of tilt-up for schools took a giant step forward through the P3 school program, in which Lindsay participated. Tilt-up is also appropriate in certain multi-unit residential applications, as well as the agricultural building sector.

Lindsay is currently providing tilt-up services to Maxim Construction on a large Shannex Nursing Home in Clayton Park. While our role is different when working as a subcontractor than when we provide a complete design build package the work is no less challenging and rewarding to Laurence.

"It allows us to expand our specialty, even though we might not be the prime contractor - we have the opportunity to be part of a larger team more often," says Smith.

He's such a believer in tilt-up that he and his wife of 15 years, Mary, hope to build a new house using the method in a few years. Soundproof, hypo-allergenic, mould-free, and energy efficient - who could ask for more?

"You've heard of a low-maintenance house? We want to build a no-maintenance house," he says with a laugh.

Lindsay Nets Success in Aquaculture Industry

“I was looking for quality, durability, and economy and a way to increase the biomass in a smaller building footprint. When I saw RBS I knew I had found the solution to our needs.” – Brian Blanchard, Scotian Halibut

OVER THE YEARS, LINDSAY has built just about everything. Except fish tanks. That is, until now.

For the past six months, the company has been working with Scotian Halibut on a pilot project that sees the cutting-edge Royal Building System™ (RBS) used to build aquaculture tanks that are superior to other tank systems currently available for large scale land-based aquaculture.

Scotian Halibut, established in 1998, is a joint venture between an Icelandic firm called Fiskey and a group of Canadian investors. It features an Atlantic halibut hatchery in Clark’s Harbour and a land-based grow-out facility - where the Lindsay project is located - in Wood’s Harbour.

“Instead of farming fish in cages in the ocean, you do it on land, in tanks,” explains general manager Brian Blanchard of the 200-tonne facility in southwestern Nova Scotia.

How to do it most efficiently - from a cost and management point of view - was the mission of the pilot project.

Housed in a former seaweed processing plant, the project began with the building of tanks and water treatment facilities using fiberglass tanks. Scotian was looking for ways to improve on the current techniques used to build its tanks when Lindsay proposed the idea of PVC surfaced concrete tanks using Royal Building System’s stay-in-place PVC forms.

“I was sold on it as soon as I looked at it,” says Blanchard. “I was looking for quality, durability, and economy and a way to increase the biomass in a smaller building footprint. When I saw RBS I knew I had found the solution to our needs.”

To start out, Lindsay spent time testing the product in its shop to confirm it was right for the job, says president Ernie Porter: “The idea is to retain two metres of water in a PVC-formed concrete wall system.”

Lindsay worked with engineers at Royal Building Systems in Woodbridge, Ont. to adapt their product to the Scotian tank configuration and to develop the waterproofing details.

Once the techniques and details were ironed out, Lindsay began the task of installing nine large tanks (8 m x 8 m) in Scotian Halibut’s 85,000-square-foot building. They’re now up and running, home base to fish that will go from an inch long to about five kilograms in size.

“It’s an ideal building system for this,” says Blanchard.

“The tank design isn’t new as far as the configuration is concerned, but the building system is going to change the way things are done throughout the land based aquaculture industry.”

Not only is RBS ideal for tank construction, it is also a superior building system for the structure required to house the tanks. Lindsay has since designed complete plants for Scotian using RBS for the building enclosure as well as the tanks.

“Lindsay and Scotian have teamed up to bring a new product to the aquaculture industry,” notes Porter.

The Lindsay approach, using poured concrete in RBS panels, provides superior tanks in about half the time of the traditional methods. It combines the durability and strength of concrete with a low-maintenance, high-performance PVC surface. The tank configuration allows 25 per cent more tank area within the same floor area as was previously achieved. And, at nearly half the cost of traditional methods, Blanchard

can’t say enough.

“It’s the ease of installation, the quality of finish, and how appropriate this building method is to land-based aquaculture,” he says, noting even feeding and sanitation is improved because of the layout of the system.

The mission of the pilot project - for Scotian Halibut to prove its technology, and for Lindsay to prove RBS works for this application — has succeeded with flying colours. And, you won’t be surprised to learn, the team is already working on plans for another nine tanks at the site.

TOP: the stay-in-place PVC forms of the RBS system were used to build the fish tanks at the Scotian Halibut pilot project.

BOTTOM: each tank is 8 x 8 m, home base to fish that will eventually grow to about 5 kg in size.



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:
Cory Bell

General Contracting:
Paul Vincent

Roofing - Single Ply and Modified Bitumen:
Mike Given

Roofing Service Work, all types:
Mike Given, Curtis Jordan

Fall Arrest Systems:
Mike Given, Laurence Smith

Metal Cladding and Metal Roofing:
Curtis Turner, Mike Given

Cladding Service Work:
Curtis Turner, Ian Wilson

Asbestos Abatement & Removal: Gordie Bishop

Concrete Coring & Sawing:
Kevin Cordeiro

Custom Millwork and Cabinetry:
Alan Harlow

Steel Stud, Drywall & Suspended Ceilings:
Gordie Bishop

Doors, Frames & Hardware:
Gordie Bishop

Custom Sheet Metal - Fabrication & Installation:
Alan Harlow

Miscellaneous Metal - Fabrication & Installation:
Alan Harlow, Mannie Lewis

WORLD WIDE WEB

Lindsay Website New and Improved

LOOK OUT, WORLD WIDE Web. Lindsay is re-entering cyberspace with style - and substance. The company's web site (www.jwlindsay.ca) ushered in 2001 with a completely new presence, aimed at putting Lindsay in touch with clients, potential customers and even future employees with the click of a mouse.

"It's just so easy now to get the information out there, in a professional way. The speed is the best thing," says Traci Migel, who took on the job of sales administrator - and with it, the responsibility of rebuilding the web site - last April. Although Lindsay has had a web site for several years, Migel admits

it was pretty bare bones, containing mainly contact information, in its original incarnation. "We decided it just wasn't enough," she says. "We wanted our website to describe in detail all the products and services we offer."

And the new, improved site does just that. There's information on the company, executive profiles, photographs of past projects and a newsroom featuring

regular updates (written and visual) on active jobs, as well as details on employment opportunities, safety standards, staff e-mail addresses, and links to suppliers and related professional associations.

Migel, who has worked with Lindsay for over 12 years, has already had some "rave reviews" about the site, which has had a steady stream of hits since January. "Building it was no easy task - there are over 40 pages to view filled with information," she says. Building our own site was a huge undertaking. "The day it was posted, what a relief! Now we have complete control over what and when information is posted 24/7!"



Lindsay sales administrator Traci Miguel is responsible for the new and improved company website.

Everyone at Lindsay is excited about the new site and the positive effects it will have on marketing our company.

Her next cyber-quest? Maintaining the site with up to date pics and info and getting Lindsay into search engines so everyone interested in construction gets a chance to check out the new site.

Visit the new Lindsay website at: www.jwlindsay.ca

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