

# Building People

Fall/Winter '05/'06 News and Information from J.W. Lindsay Enterprises Limited

## TILT-UP

## Kartbahn Racing Shows Its Stripes

PROJECT: Kartbahn Racing Inc.  
 SIZE: 32,000 sq.ft.  
 DETAILS: indoor go-carting facility  
 START/FINISH: May to September, '05  
 METHOD: Tilt-up Design-Build  
 DESIGNER: Lindsay

KARTBAHN IS CUTTING-EDGE and it shows. The only fully electric go-carting facility in Canada, this one-of-a-kind business has a new home which has been built specifically to satisfy its unique requirements.

In business for 8 years, owner Lucas Strackerjan recognized that he needed to take his operation to the next level but was unfamiliar with the building process. He credits the Lindsay team with being “realistic and approachable” in the initial stages. “I wanted the process to be simple. They gave me a fair price, right off the bat, on exactly what I wanted without a bunch of additives” he says. Confident he had found the right company, Strackerjan was able to go forward with construction on the 32,000 sq.ft. tilt-up building.

Though the footprint was relatively simple the building was built on a challenging site, with extensive blasting required to deal with large amounts of rock. Care was taken to position the building to be easily visible from the highway while still satisfying city setback requirements. Complex electrical requirements for the car chargers were another important aspect of the job, to keep the environmentally friendly go-carts up and running.

A racing motif adds visual interest to the tilt-up panels, with a checkered flag pattern, racing stripes,



ABOVE: Kartbahn's fully electric go-carts ready for action!

RIGHT: Kartbahn owner Lucas Strackerjan with Lindsay Project Manager Peter Cox

BELOW: tilt-up panels with embossed checker motif



and a large scale logo embedded right into the panels. The racing motif continues inside in the finish details such as floorwork and tiles. Visitors to the indoor track are surprised at how clean and quiet it is, without the noise and fumes from traditional gas operated go-carts. Spectators can enjoy a superior view of the track from the raised mezzanine, with high ceilings allowing for better viewing from upstairs. A comfortable conference room for corporate clients and attractive offices for staff complete the turn-key Lindsay project.

Strackerjan is excited to offer a thrilling racing experience to both families and corporate clients. “Lindsay guided us through patiently and gave us time when we needed it. We got things done in a timely manner and I don't think we could be happier.”



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**“We got things done in a timely manner and I don't think we could be happier.”**

– Lucas Strackerjan Owner, Kartbahn Racing Inc.

## UPDATES

### Patterson Palmer Law

“Not a day goes by that someone doesn’t comment on how smoothly everything has gone.”

– Dawn Shive *Controller, Patterson Palmer Law*

Dawn Shive, Controller at Patterson Palmer Law offices in Truro, is clearly enthusiastic as she describes the extensive renovation as it wraps up. “Not a day goes by that someone doesn’t comment on how smoothly everything has gone,” she says. “I had confidence in Lindsay from past experience, and they have come through again this time.”

Patterson Palmer Law has long been a presence on Church Street in Truro, and the successful practice was ready for a new space and a new face. To accommodate the expanding operation Lindsay has provided a two storey addition at the rear, in keeping with the style of the existing steel and brick construction. The challenge was in tying together the old and the new, to allow for the easy flow of traffic inside and an attractive appearance from the street. This was achieved by moving the main entrance to the side of the building, leading to an updated and impressive reception area which acts as a link between the old building and the new.

With many large scale windows and upscale finishes such as beautiful ceramic tile and moldings, visitors and staff are received into a pleasant space and are easily directed to their destination in the building.

ABOVE: Patterson Palmer Law addition under construction in Truro, NS

BELOW: Arctic Cat; Elmsdale, NS



### Word spreads about RBS

It is not only big builders who have been benefiting from the durability and flexibility of the Royal Building System (RBS); as word spreads this technology has become increasingly popular for use in small scale commercial and residential applications.

When father and son business partners Peter and Chris Nelson first saw RBS used for a dairy farm in their area, they recognized its potential for their own building requirements; an Arctic Cat dealership in East Hants Industrial Park. Lindsay was able to provide the materials and expertise to the Nelson’s general contractor to erect the 7,200 sq. ft. building. The rectangular RBS building with a wood frame pitched roof was completed in mid-October. “Providing materials and expertise to contractors in situations like this gets our RBS product to a market we would otherwise be unable to reach,” comments Project Manager Ben Stokdijk. “We’re happy to collaborate with our clients’ contractors to achieve this.”

The residential market for RBS is growing as well. Word of mouth recently brought Lindsay to the Heukhorst family in Lantz, who required an addition to the back of their home to house an in-ground swimming pool. Their builder, who had used RBS in a couple of dairy projects, suggested the product and brought Lindsay on board. The result is an addition that is durable, waterproof, and well suited to this application.

## ROOFING

### Roof Replacement (It’s Easier Than You Think)

PROJECT: Canadian Linen

SIZE: 28,000 sq.ft.

DETAILS: metal roof retrofit

START/FINISH: mid to end of August, '05

METHOD: Fleeceback roofing system

WHEN THE 24-YEAR-OLD roof at Canadian Linen in Dartmouth had served its purpose and needed replacement “the cost of Fleeceback made it an obvious choice,” says Tom Larade, Chief Engineer at the company.

Fleeceback is a relatively new roofing system which Lindsay has employed with great success for re-roofing buildings with standing seam metal roofs. The process involves embedding Truefoam Type 2 insulation into the existing metal roof profile and covering it with the Fleeceback rubber membrane, creating a durable, effective and affordable new roof that is also quick and non-disruptive to install.

“The challenge at Canadian Linen was the steep pitch. Our crew lead by Site Superintendent Sterling Gale, were working at a 40° angle in full fall arrest,” comments Curtis Turner, Lindsay Project Manager. By starting at the bottom of the roof and working up to the top, the Lindsay team was able to complete the job to the client’s satisfaction, despite the high winds and slippery slopes. “The roof is very aesthetically pleasing and definitely solved our problems with leaks,” says Larade.

BELOW: Lindsay used Fleeceback technology to provide Canadian Linen with a durable and cost-effective new roof



## METAL BUILDINGS

# A-1 New Space for Truro Family Business

PROJECT: A-1 Tires

SIZE: 3600 sq.ft.

DETAILS: addition to existing metal building

START/FINISH: late May - early September '05

METHOD: design-build metal building

DESIGNER: Lindsay

stop shopping” approach that the Lindsay team brought to the table. From initial conceptu- als through construction and on to final finishes, the project clicked into place with satisfying results for all.

Like most renovations, this one came with its special challenges. “The design was fairly complex,” comments Devin Hartnell, Lindsay Project Manager. “The existing building had been built on a steep grade, but we were able to construct the addition four feet down from the original building and tie in at the roofline and mezzanine level, with the client operating out of the original building the whole time with minimal disruption.”

An updated and improved exterior facade welcomes clients and staff, with interior improvements including four new service bays, expanded storage and maintenance areas, and a bright and spacious showroom and waiting area.

“It’s very gratifying to have a client who is so excited and pleased with the job,” Hartnell adds.



ABOVE: A-1 Tires in Truro, Nova Scotia

BELOW: the new showroom and waiting area

Frank Atkinson concurs. “Devin Hartnell and (Site Superintendent) Donat Goguen were 100%. They operated very efficiently and I’m well satisfied with the work that was done. Lindsay is exceptional in the business, that’s for sure!”

“I’m well satisfied with the work that was done. Lindsay is exceptional in the business.”

– Frank Atkinson *Owner, A-1 Tires*

A-1 TIRES IS A BUSY family business, so when founder Frank Atkinson and sons Earle, Ross, and Joe required an expansion to their Truro building they appreciated the convenient “one-

## TILT-UP

# A New Lease on Business for Rideout Tool & Machine

PROJECT: Rideout Tool & Machine Inc.

SIZE: 20,000 sq.ft.

DETAILS: office warehouse

START/FINISH: September '04 - February '05

METHOD: Tilt-up Design-Build

DESIGNER: Lindsay

says Lindsay Project Manager Devin Hartnell. “We were able to use windows and reveals to give the facade some visual interest, and used a textured coating to give the look of stucco.” Nova Hardwood Flooring is now renting 50% of available lease space, and Rideout credits the high profile location and curb appeal of the building with attracting both potential tenants as well as visitors to their new showroom.

But good looks alone aren’t enough. “To make a building attractive to tenants there are special factors to consider,” comments Kirby Putnam, Lindsay Vice President of Sales and Marketing. “Lindsay provided a flexible design so space can be rented depending on the needs of clients.” The unit size can be easily altered, with tenant spaces designed so that a second floor can be installed, or the space can be left as an open ceiling warehouse,

with dock levelers at the rear and easy access for tractor trailers. Care was taken to maximize parking space on the lot and tenant services such as sprinkler and sewers are set up and ready to go.

“We are very pleased with the construction of the building.” states Rideout. “Dealing with Lindsay has been a positive experience.”

WHEN CHRIS RIDEOUT NEEDED a new space for Rideout Tool & Machine’s Dartmouth location, he recognized the benefits of owning his own building and turned to Lindsay for the complete tilt-up package.

The resulting office warehouse was built in a high profile location off Akerley Boulevard in Burnside Park, Dartmouth. Rideout Tool & Machine occupies approximately 25% of the space, while the remaining area within the building was left to be leased, with finishes to fit tenants’ requirements.

“Aesthetics was a big thing for this client,”



## SERVICES/CONTACTS

### Design-Build:

Peter Cox, Kirby Putnam,  
Laurence Smith

### Pre-Engineered Metal Buildings:

Peter Cox, Kirby Putnam,  
Ben Stokdijk

### Tilt-up Concrete Buildings:

Devin Hartnell, Kirby Putnam,  
Laurence Smith

### RBS Buildings:

Peter Cox, Kirby Putnam,  
Ben Stokdijk

### Construction Management:

Cory Bell, Ken Flinn, Kirby Putnam

### General Contracting:

Cory Bell, Devin Hartnell, Ben Stokdijk

### Small Jobs and Miscellaneous

**Service Work:** Gordie Bishop,  
Bob Salsman, Karl Wyllie

### Roofing:

Ernie Porter, Curtis Turner

### Roofing Service Work, all types:

Curtis Jordan, Curtis Turner

### Metal Cladding and Metal

**Roofing:** Curtis Turner

### Cladding Service Work:

Bob Salsman, Curtis Turner

### Asbestos Abatement &

**Removal:** Gordie Bishop

### Concrete Coring & Sawing:

Kevin Cordeiro, John O'Neil

### Concrete Repairs:

Karl Wyllie

### Custom Millwork & Cabinetry:

Gordie Bishop, Mannie Lewis

### Steel Stud, Drywall &

**Suspended Ceilings:**

Gordie Bishop, Bob Salsman,  
Karl Wyllie

### Doors, Frames & Hardware:

Gordie Bishop, Bob Salsman,  
Karl Wyllie

### Custom Sheet Metal -

**Fabrication & Installation:**

Mannie Lewis, Curtis Turner

### Miscellaneous Metal -

**Fabrication & Installation:**

Mannie Lewis, Laurence Smith

## SERVICE WORK

# Colourful Retrofits Streamlined for DownEast

**PROJECT:** DownEast store upfits  
(Bridgewater, New Minas)

**SIZE:** 1,000 sq.ft. and 800 sq. ft. respectively

**DETAILS:** tenant upfits

**START/FINISH:** August 2 - 30, '05

**METHOD:** Service Work

**DESIGNER:** H.O.K. Canada

BACK TO SCHOOL SPELLS big business for retail operations, and DownEast is no exception. After a busy summer of store renovations, the retrofits got under way for the DownEast locations in the Bridgewater Mall in Bridgewater and the County Fair Mall in New Minas.

With a deadline of August 30th, the Lindsay team swept in and cleared the space from the carpet to the ceiling tiles in preparation for the store's colourful and hip new look. Drywall was furred out

to accommodate new bulkheads, designed to add architectural interest to walls and to house new display units. Installation of heavy ceiling bulkheads required special care, with support going all the way through the ceiling to the roof deck.

As the Bridgewater job progressed, Lindsay on-site supervisor Arnold Salzman was running the similar retrofit in New Minas. Since design and materials for both jobs were similar, the two endeavors were streamlined to further enhance efficiency.

"The schedule was fairly tight and we had to be proactive," comments Lindsay Project Manager Mark Bouter. He credits this approach as being instrumental in meeting the deadline.

Although delivery of certain items could not easily be secured, this did not affect the essential work. Lindsay was successful in working around these specialties and was able to attain completion on time.



The Aliant retail store in Bridgewater Mall.

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