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Architect debunks design-build's reputation for low-quality design

By JIM VEENBAAS
DCN CORRESPONDENT

EDMONTON

The power of design-build was put to the test following the 9/11 terrorist attack that destroyed a large chunk of the Pentagon building in Washington, D.C. More than two million square feet of building was damaged when hijackers slammed a jet into America's historic military headquarters.

Restoring the building by the first anniversary of the attack became a symbol America's resolve to defeat terrorism, putting the design-build team under tremendous pressure to get the job done on schedule.

"Within one week, they had a contract for the designer and the builder. There were only 16 pages of specs and they completed the project within the year," said Dorwin Thomas, chairman of the Design-Build Advisory Group for the



Photo by JIM VEENBAAS

'It was probably generated by the design profession. . . design-build is fine, but it's really suited for utilitarian boxes and parking garages.'

Dorwin Thomas

American Institute of Architects.

"That wouldn't have been possible using the traditional approach. It would have taken a year to get everything together for going out to bid. Then there would have been another two years for construction, if not more."

The building was not only completed a few weeks ahead of schedule, but the \$1.6-billion (all funds U.S.) project was \$200 million under budget.

Thomas recounted this story to a group of architects, builders, project managers and business leaders at the recent 2004 National Design-Build Conference here in Edmonton.

According to Thomas, design-build has a solid reputation for quick construction schedules, staying on budget and eliminating conflict between designer and builder. Unfortunately, it has also been saddled with an unfounded reputation for **DESIGN-BUILD, Page 5**

Moriyama brings transformation of U of T centre into perspective

By PATRICIA WILLIAMS
STAFF WRITER

Continuing education has long been a passion of renowned Toronto architect Raymond Moriyama, a graduate of the University of Toronto and a student at its School of Continuing Studies.

Since obtaining an architecture degree in 1954, the founding partner of Moriyama & Teshima Architects has taken his share of courses. But Moriyama has long felt that the nondescript, four-storey 1950s building on downtown St. George Street lacked public presence.

With its front entrance hidden at the north side, its main facade provided no hint that it was even part of the university.

"A place of lifelong learning requires wonderful leadership, great staff and resources which the university has—but also a home that is open, accessible, friendly, a hearth and a heart, not just a side door off a narrow walkway," Moriyama said at the opening of the university's first-ever centre for adult learners.

The centre is housed in the School of Continuing Studies building, renovated at a cost of \$4 million under the direction of Moriyama and his 43-year-old son, Jason. The building has housed the school's administrative offices since 1974.

The school said the transformation symbolizes a commitment to outreach and continuing education.

"It's the first time that adult learners and **WELCOMING, Page 5**

Top to bottom: Architect Raymond Moriyama; a view of the renovated School of Continuing Studies (SCS) building at the University of Toronto; and a photo of the 1950s building prior to its transformation.

Photos courtesy SCS and MORIYAMA & TESHIMA ARCHITECTS



Inside

Bluster in Quebec

Quebec's \$1.9-billion wind power project will make province Canada's wind power leader. See page 4.

Tar ponds review

AMEC wins contract to manage and co-ordinate environmental review of tar ponds cleanup. See page 2.

Construction Reports

Toronto.....	6, 7, 8
Ontario.....	8, 9, 10, 11, 12
Substantial Performance.....	15, 16, 17, 18, 20
Bidders' Register.....	13, 14
MTO.....	20
Classified.....	19
Canadata Leading Indicators.....	3

Wind project proposed by energy firms

TORONTO

Canada's wind power potential is attracting some high-powered energy companies.

Suncor Energy, Enbridge Inc. and Spanish-owned EHN Wind Power Canada have jointly submitted a proposal to the Ontario government to build a 75-megawatt wind power project near Ripley, Ont., east of Lake **SUNCOR, Page 5**

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Falling behind other countries

Conference Board lowers Canada's economic ranking

TORONTO

Canada's lacklustre performance in the global productivity race has prompted the Conference Board of Canada to lower the country's international economic ranking.

The Conference Board's annual global assessment reduced Canada's economic standing to sixth place from third a year earlier. The ranking is based on a survey of 24 countries belonging to the Organization for Economic Co-operation and Development.

The economy has strengthened in the past decade and Ottawa's financial condition has improved, but the survey found that Canada's productivity performance was "mediocre" when compared to other OECD members.

"Canada's persistent low productivity growth, as well as increased inflation and high unemployment, contributed to Canada's poorer overall showing," the conference board said in its 9th annual Performance and Potential report.

The study, which benchmarks Canada's performance on a number of fronts, gave Canada strong marks for education, but its ranking in a variety of areas, including health and the environment, fell well behind other countries.

Canada's economic performance faded largely because it failed to keep up with surging productivity rates in other countries.

The United States bolted to first place from sixth in the economic rankings primarily because of productivity gains. Productivity is a measure of how much output is generated by workers, and the growth in the U.S. rate in the first quarter was three times that of Canada, said the report.

Recent studies have shown that the U.S. economy is enjoying a productivity renaissance, with rates rising to levels that have not been seen since the 1950s and 1960s. The country's so-called jobless recovery has seen companies in many sectors squeezing more production from smaller work forces.

Economic expansion and employment growth in a number of smaller countries eclipsed Canada's record.

At the same time, the combination of the rising loonie, lower productivity rates and concerns about the work ethic of Canadian employees is deterring investors. According to the report, Canada's share of global foreign direct investment dropped to 3.1 per cent in 2002 from 7.7 per cent in 1980.

The Canadian Press



OVERLOOKING YORKVILLE □ Work progresses for the condominium project 18 Yorkville Ave. in Toronto. Construction manager Tucker Hi-Rise Construction Inc. began the 36-storey tower and seven-storey building May 2003 for owner Great Gulf Homes. There will be a total of 411 units, three levels of underground parking, a gym, media room, lounge/party room, a roof top deck and a new city park. The project was designed by architects Alliance. Consultants are: Yolles Partnership (structural); The ECE Group Ltd. (mechanical/electrical); and Janet Rosenberg & Associates (landscape). Subtrades include: Anpro Excavating & Grading Ltd.; Deep Foundations Contractors Inc. (shoring); Resform Construction Ltd. (formwork); Gilbert Steel (rebar supply); Innocon Inc. (concrete supply); D. Zentil Mechanical Ltd.; Nortown Electrical Contractors Associates; and ThyssenKrupp Elevator Ltd.

Photo by LENScape INC.

Suncor, EHN, Enbridge equal partners

From Page 1
Huron.

The proposal includes installing turbines in Huron-Kinloss Township and connecting them to the provincial power grid. The project, if approved, would have the capacity to generate enough zero-emission electricity to power 30,000 homes.

The companies said their plan was submitted in response to the government's request for proposals for companies to supply 300 megawatts of renewable energy.

The initiative aims to help the Ontario government reach its target of producing five per cent of the province's electricity from renewable sources by 2007.

The Ripley project partners say they monitored winds in the area for more than a year and consulted with local landowners and government representatives.

An environmental review is under way and discussions with local stakeholders will continue through the fall.

Suncor, EHN and Enbridge are equal partners in the proposal. They also jointly own and operate the 30-megawatt Magrath wind power project in southwestern Alberta, which was commissioned in August.

That project was completed ahead of schedule and on budget, and provides enough green energy to power 13,000 Alberta homes.

The Magrath project received funding through a federal incentive program.

Suncor and Enbridge also own and

operate the 11.2-megawatt SunBridge wind power project near Gull Lake, Sask.

Suncor Energy is an integrated energy company with headquarters in Calgary. Suncor's oilsands business, near Fort McMurray, Alta., extracts and upgrades oilsands and markets refinery feedstock and diesel fuel, while operations throughout Western Canada produce natural gas.

Suncor also operates a refining and marketing business in Ontario with retail distribution under the Sunoco brand. U.S. assets include refining operations in Colorado and retail sales in the Denver area under the Phillips 66 brand.

EHN Windpower Canada is a subsidiary of Corporacion Energia Hidroelectrica de Navarra S.A. of Spain. EHN has built 79 wind farms, either its own or for other companies and has four under construction.

Enbridge operates, in Canada and the U.S., the world's longest crude oil and liquids pipeline system.

The company also has international operations and a growing involvement in the natural gas transmission and midstream businesses.

As a distributor of energy, Enbridge owns and operates Canada's largest natural gas distribution company—which provides distribution services in Ontario and Quebec and in New York state—and is developing a gas distribution system for New Brunswick.

The Canadian Press

Welcoming point of entry to U of T

From Page 1

their instructors have a home on the University of Toronto campus—a place that they can call their own," said Mary Cone Barrie, the school's director.

"The building offers a place to gather and allows friendships, dialogue and informal learning to flourish. Our redesigned home is a welcoming point of entry to U of T for those who wish to continue to learn."

The project team included general contractor Harbridge & Cross Ltd., mechanical and electrical engineers Crossey Engineering Ltd. and structural engineers Read Jones Christoffersen Ltd. Project managers were Genivar Inc.

The project was Moriyama & Teshima's first at the university.

"I feel a bit of embarrassment standing here (at the podium) because all the sleepless nights and hard slugging was done by Jason, the project architect," joked Moriyama, chancellor of Brock University and the recipient of numerous honours during his career.

The renovated building houses meeting rooms, a cafe, a concierge's desk, a student lounge and presentation centre—hard-wired for multimedia access and interactivity—for lectures, readings, seminars and special events.

Outside, on the building's south side, is a contemplative garden with sumac trees and stone benches, designed to provide "an oasis of calm" in the busy campus core.

A key feature is a two-storey glass facade on St. George Street. The architectural team extended the building toward the street with a fully glazed, two-storey addition. Here, in the building's most public space, is a double-height atrium cafe.

During the day, it is flooded with natural light. At night, the school's busiest time, the cafe "glows like a beacon" to draw the attention of passers-by, the architects said. A wall of wood provides a warm backdrop to activity inside.

A trellised sunshade wraps across the front of the building and around the southeast corner, where a freestanding wall of stone and an overhead canopy draw visitors to the new main entrance.

The exterior finishes complement the existing brick—stone, concrete block and

metal cladding, all in a palette of warm earth tones.

Drought-tolerant native grasses and sumac have replaced the parking area at the front of the building. Mature trees have been preserved.

A ramp for wheelchair accessibility is integrated carefully into the landscaping.

Inside, light continues as a significant design element, "enticing people further into the building." Special lighting effects in the cafe and lounge add colour and highlight design details, particularly the wood finishes that appear throughout.

In the double-height lounge, three unusual "slit" windows provide subdued natural lighting from three directions and draw attention around the room. A low, horizontal window overlooks the small courtyard garden.

A north-facing, horizontal window opens to the sky. A vertical, west-facing window provides views outside while avoiding neighbouring buildings. A corner fireplace reinforces the sense of welcome.

Main challenges

One of the main challenges, the architects said, was to add meeting and gathering spaces without increasing the building's overall area, which already exceeded the site's allowable density.

To that end, Moriyama & Teshima consolidated all the offices on the third and fourth levels. Offices at the ground and second levels were removed to carve out the double-height space for the lounge and presentation centre.

Located adjacent to the cafe, the centre accommodates lectures, readings, seminars and special events.

Sliding panels between the two spaces open for added flexibility. The building was completely retrofitted with new electrical and mechanical systems and an elevator for wheelchair accessibility.

While courses continue to be held across the university campus and in places outside Toronto, the new centre gives students and teachers a central place to learn and to meet informally outside the classroom. The school's motto is: "Open to learning. Open to you."

Design-build to dominate construction

From Page 1

low-quality design.

"It was probably generated by the design profession. It was really a misrepresentation—that design-build is fine, but it's really suited for utilitarian boxes and parking garages," said Thomas, an architect who has been practising design-build for more than three decades.

During his slideshow presentation at the convention, Thomas showed countless examples of world-class design-build projects that are the smashing the low-quality myth.

In fact, Thomas predicted that design-

build will soon dominate the construction industry in the United States and eventually account for 80 per cent of all projects south of the border.

"Owners are demanding design quality on projects and designers can take the lead in these construction projects. In fact, the separation of design and construction does not make sense.

"If you're going to build something, you should design it as well. Design-build goes way back to the pyramids, the Great Wall of China, the cathedrals of Europe—they were all designed and built by master builders."