

An aerial photograph of Cornwall, Ontario, showing a dense residential area with many houses, a large green field, and a waterfront area with a river or lake. Several hot air balloons are visible in the sky above the town.

# Booming building activity in Cornwall revitalizes economy and identity

ADAM BRAZEAU – Special to The OCR Construction Report

Fresh off a record-breaking year of \$190 million in building permit activity in 2009, the City of Cornwall is exactly where it needs to be. The city's economy is very strong, and has been for over a decade. A recent surge of public and private sector development in 2010-2011 has simply added fuel to the fire.

Along with its economy, Cornwall's identity has diversified.

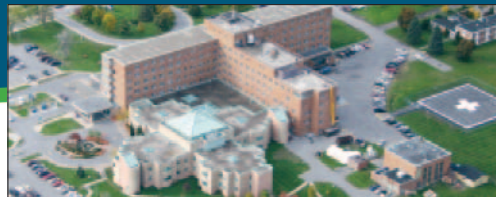
The mill town persona – as well as the smoke from the former Domtar site – no longer lingers in the air. Cornwall has rebranded itself: *A City with a World of Possibilities.*





Bob Peters, the city's Senior Economic Development Officer, has witnessed first-hand Cornwall's upward economic climb during the face of a global financial crisis. He attributes the recent surge in Cornwall's economy and building permit activity to a variety of factors.

"While other communities' economies have faltered during the past recession, our private sector continued to grow, primarily in sectors that remained strong despite the economic downturn, such as logistics and niche manufacturing," said Peters. "Cornwall has developed into a strategic



hub in central Canada for supply chain activities."

Customer service operations is another sector that is a key part of Cornwall's economy. Service Canada recently established a contact centre that employs 177 people. At the same time,

Scotiabank opened a new 40-seat bilingual call centre in the city. There are also several existing call centres including StarTek and Teleperformance that are constantly searching for new hires.

Peters acknowledged that Cornwall has diversified from a predominantly manufacturing economy to one that is much more balanced between white collar, service sectors and logistics.

However, manufacturing still is relevant to Cornwall's future, as proven by some strong recent investments from companies like Sigma-Point Technologies and Olymel.

"It's a diversified private sector surge in activity, investment and new jobs that has driven our economy," said Peters. "This has also been bolstered by public sector investment in Corn-



wall through stimulus funding for a variety of infrastructure projects."

In the last couple of years, the Cornwall region has received investments totaling more than a quarter of a billion dollars from the federal and provincial governments. The new \$32.5 million Benson Centre multi-sport facility is one example, with all three levels of government contributing to the project, as well as \$2 million from community fundraising.

Other projects include a new Emergency Medical Services (EMS) Headquarters building, which began construction in 2010, and an extension of water services along the north portion of Brookdale Ave. that go underneath Highway 401.

Cornwall also saw the wrap up of a number of buildings, including the St. Joseph Continuing Care Centre, Cornwall Hospice, RCMP Detachment, as well as the impressive new Ontario Power Generation (OPG) Visitors Centre on the banks of the St. Lawrence River.

Major projects on the horizon for 2011 include the construction of a new International Bridge between Cornwall and Cornwall Island; an \$80 million federal government project. The city also plans to break ground on a new secondary waste water treatment facility.

"Those two projects alone in 2011 represent significant design and construction projects," Peters said.

That's not all that's on the horizon for Cornwall in 2011. Two major projects currently underway include the redevelopment of the Cornwall Community Hospital and the St. Lawrence College (SLC) Cornwall

campus revitalization. The overall cost of the hospital redevelopment is just over \$119 million and is being co-ordinated by Pomerleau Inc. The \$14-million college revitalization is being built by Cornwall-based contractors Perras•DiStefano.

Cornwall's Economic Development Manager Mark Boileau traces the current and future construction and development momentum back to the establishment of Supply Chain Management (SCM) distribution centre established in Cornwall nearly 10 years ago to service various Wal-Mart stores.

"I think the establishment of SCM was really the beginning of being noticed by the logistics sector," said Boileau. "Recent development in the Cornwall Business Park (located adjacent to Highway 401) has been dominated by companies working in supply chain activities, such as distribution centres, warehouses and transportation."

Recently, Shoppers Drug Mart has begun operations at its \$60 million new distribution centre, which is housed in a new 550,000 sq. ft. state-of-the-art facility.

Across town, another busy development area has been Brookdale Ave., which has seen new residential and commercial growth. The Montreal-based Harden Group has developed a shopping plaza featuring Shoppers Drug Mart, Bulk Barn, Weight Watchers, and The Source – with room for more.

The Villarboit Development Company of Vaughn, Ontario is currently constructing a shopping plaza at the Northeast corner of Brookdale Ave. and Tollgate Rd., the expected new home of Future Shop and SportChek. These commer-

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cial projects support the city's goal of ensuring a vibrant local retail sector that services both local residents and visitors travelling along Highway 401.

"All of this construction activity is a part of the new identity in Cornwall," said Boileau. "The city has redefined itself as a modern waterfront community that welcomes new investment and growth."

As an avid hockey player and hockey dad Boileau believes the new Benson Centre, which will feature three NHL-sized ice rinks, will provide the city with a spectacular facility that also gives it the ability to run large tournaments with potential spin-off business to local hotel, restaurants and commercial retail businesses.

"Cornwall's region needed more ice surfaces and a better field house to meet the needs of soccer tennis, and other outdoor activities," said Boileau. "We will now have a premiere facility to welcome visiting athletes, coaches and fans from Ottawa, Montreal, Toronto and beyond."

Cornwall's low unemployment rate, well below both provincial and national levels, has been positively impacted by the new construction activity. Local construction companies like Robert J. Bourgon & Associates, Grant Marion and Perras•DiStefano have been very busy with dozens of projects.

"Those three firms alone have been involved in some of the major projects in the region," said Peters. "Whether it is new jobs or simply providing work to existing employees, it's all good news."

Peters also notes that outside contractors like Quebec-based Pomerleau, which is currently working on the hos-



**Frank Perras and his partner Pino DiStefano of Perras•DiStefano Construction & Design Services Inc.**

pital redevelopment and the new multi-sport facility arena, also contribute to the local economy.

"These major projects have spin-off benefits as money is spent with local suppliers, local contractors and local tradespeople," said Peters. "Whether it's purchasing hardware, hiring on-site security, gas for the vehicles, all that activity tends to support other jobs in the community."

Peters is confident that the negative perception of Cornwall as a manufacturing centre on a boom or bust economic roller coaster are outdated. "Those images of Cornwall haven't been true for over a decade and this activity, with so much occurring in such a short time, has allowed us to break through those perceptions and deliver a truer image of where the city is and where its going," he said.

"(Cornwall is) a progressive community that has a lot of positive economic success stories to share."

Cornwall officials are seeking to attract even more interest in the community. The city has a progressive website that features breaking business news ([choosecornwall.ca](http://choosecornwall.ca)), as well as a presence on social media such as Facebook, LinkedIn and YouTube. As well, 400 business and community leaders have banded together to form Team Cornwall, dedicated to spreading the word on Cornwall everywhere they go.

"Spreading the word about Cornwall's success is a team effort," said Peters. "There are a lot of very positive things happening here that are creating investment opportunities for people who have a vision for success."



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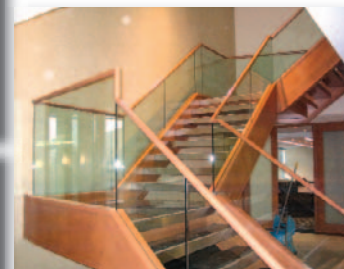
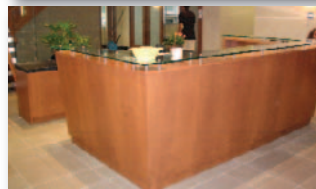
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## Perras • DiStefano achieves record-breaking construction year in Cornwall: SLC Cornwall campus revitalization among successful projects

STAFF WRITER – The OCR Construction Report Special Feature

Cornwall's Perras • DiStefano, a full service construction and design company founded in 1997, enjoyed a golden year in 2010.

The contractor received the Cornwall and Area Chamber of Commerce's Entrepreneur of the Year Award in its first year, and steady growth positioned the company to have its 13th year be its most successful.

"In our business you obviously need to have a good relationship with your client and consultants, but also with your suppliers and trades, or at some point the chain will break," said Frank Perras.

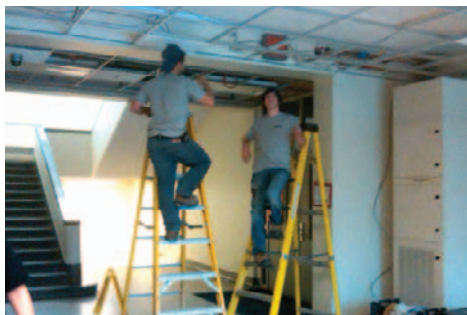
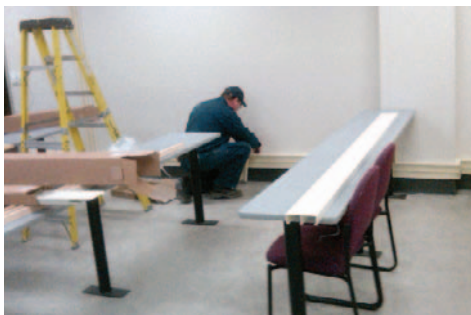
The company serves eastern Ontario's ICI (Industrial/Commercial/Institutional) sector, as well as some high-end residential construction, and relies on a network of knowledgeable and competitive subcontractors; these subcontractors are crucial to the company's success in acquiring hard-bid contracts and more importantly design-build/turnkey negotiated work.

Perras knows from experience that, whether it's small renovations or multi-million dollar projects, aligning yourself with the best people is of utmost importance. This philosophy has been put to the test and proven time and time again including on their current project at St. Lawrence College, Cornwall campus revitalization

New entrance to Moulinette Hall  
at St. Lawrence College



### *Elco Electric is proud to be working with Perras • DiStefano on the St. Lawrence College Revitalization Project*



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(Moulinette Hall) worth \$14 million.

Perras • DiStefano was also prime contractor for the recently completed \$5 million Service Canada call centre built in Cornwall's east-end industrial park. The 34,000 sq. ft. Butler Systems conventional flat-roof building houses 177 employees.

"That project was completed in two parts," said Perras, "first the base building and then the interior fit-up. When we were finally awarded the fit-up we only had three months to complete all interior work including all HVAC, electrical, and IT systems. Government employee training had already been scheduled for July 2010 so it was a big push but we got them in on time."

Having built another of the city's call centres "Teleperformance Canada" served the company well as the two facilities had similar requirements.

The college revitalization project has had its challenges – transforming an old relic of a building into a leading-edge learning facility. Again Perras • DiStefano's experience paid huge dividends as the company had transformed part of Moulinette Hall into 45 student residences about five years ago.

"First of all, Moulinette Hall is built like a bomb shelter; it's a concrete jungle of heavily reinforced columns, beams, and floor roof slabs. The structural integrity of the superstructure deemed the renovation financially viable as opposed to tearing it down and starting new," explained Perras. "We completely gutted the interior of the building and drilled thousands of penetrations (location of all reinforcing steel x-rayed) to accommodate all new HVAC duct work and hydronic piping, all new electrical and new automatic sprinkler system."

Like many older institutional buildings, Moulinette Hall was not built to suit the needs of its current owner. The clearance from floor level to floor level did not easily accommodate new ventilation ducts, hydronics etc. etc. (the old heating system was boiler fed wall radiators);



many meetings were spent on M and E interference, all the while maximizing finished ceiling heights as much as possible. As well existing terrazzo floors varied in height from room to room,

which necessitated extensive floor leveling and skim coating to suit all new layouts for classrooms, labs and service rooms.

Other challenges during the project included unfore-

seen ACM (asbestos containing material) which on a few occasions shut down sections of the project for up to three weeks at a time. "Fortunately we all worked together to minimize the impact on overall schedule and maintained critical turnover dates," Perras indicated, "and noise control within an occupied learning facility was a constant issue dealt with on a daily basis with compromise and after-hours work when necessary."

Before the renovation, Cornwall's college hadn't seen new space since the Aultsville building was acquired in the mid 1970s. Blayne Mackey, director of facilities of the SCL tri-campus, said when construction is finished, the college will consolidate activities in Moulinette Hall and Aultsville will become surplus, to be leased out.

Some elements of the SLC revitalization included

new computer labs, expanded welding/fabrication shop, new paramedics training facilities, new weight

training and cardio rooms, and nursing classrooms and labs. "We have done some work in hospitals so it was

quite interesting to build a complete 'real-world' nursing facility."

*Please see page OCR C6*



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**Frank Perras and Pino DiStefano in the New entrance to St. Lawrence College**

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ing wing for that program.”

Perhaps the most elaborate upgrade at the Cornwall campus project is the new three-storey stair tower entrance. “To me, it’s the eye candy of the job; it creates an entrance presence and is a visual landmark from Montreal Road; when lit at night it should be quite impressive,” Perras remarked.

Extensive use of curtain wall glazing floods the entrance with natural light and exposes the intricate structure of the open circular steel stairs and railings, which is all supported off a single concrete column.

The entire Moulinette Hall revitalization will be com-



*New Lab, Cabinets by Gaston Lavoie Cabinet Shop*

plete by early summer 2011.

“This has been a big year for us,” Perras said. “Part of it is relationships, we’ve had the good fortune to build for excellent clients, such as St. Lawrence College, with mutually beneficial results; anytime you do something right in a small town, you are bound to reap the benefits.”

Past projects include several of the city’s leading industries, Leon’s Furniture Superstore and Cornwall Curling Club.

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# Progress Report: Cornwall's Benson Centre Multi-Sport Facility

## STAFF WRITER

– The OCR Construction Report Special Feature

In Cornwall, skates are being sharpened in anticipation for some NHL-sized ice time. Regardless of age or skill, Cornwall's Benson Centre multi-sport facility will soon be home for rink rats, athletes and those who just love the game.

The \$32.5 million multi-sport facility secured \$18.4 million from the federal and provincial governments. A contribution from the City of Cornwall combined with corporate and personal donations scored a huge goal to allow the project to be launched.

The Benson Center's lead architect, Denny Bryan of Barry-Bryan Associates (BBA), believes it's going to be a completely different experience for ice-users and spectators alike.

"What I really like about modern recreation facilities is the synergy," said Bryan. "(The Benson Centre) is going to be a real social gathering space which will draw a lot of people from the city, and I think a lot of people from the region."

The project is being developed on a 15-acre parcel of land between Seventh St. and Second St., just west of Brookdale Ave. The facility includes three NHL-sized rinks, a field house with walking track, tennis court, community room, concession and a mezzanine with a view of the arenas and field house.

The transparent architectural aspect of the Benson Centre allows a clear view of everything happening inside. Strategically placed prime vantage points are scattered throughout the complex.

The Cornwall community has rallied in support of the project. The 3+1 Project 2010 fundraising committee consisted of local athletes and sports enthusiasts of all age raised thousands of dollars to make the project possible.

"The Benson Centre is a great project to have on our resume," said Raphael Leclaire, representing Pomerleau, the Quebec-based general contractor building the facility. "Multi-sport contracts are not everywhere and it was a LEED project as well."

"It's a very colourful complex, the interior is well-designed, it's so wide open you can see from anywhere," said Leclaire, who enjoys hockey himself. "There is not a single seat from which you can't see the game."

Pomerleau is also the general contractor for the \$80 million Cornwall Community Hospital redevelopment project.

Meanwhile, William Welma, the BBA design architect, says several design elements make the Benson Centre unique, including:



- The entry canopy as a two-storey wing;
- The silo element with the curved steel columns;
- The soccer arena's north wall and glazing (to provide a dynamic view of the inside activities) plus its curved roof, which reinforces the unique spatial relationships of the soccer use and the ice activities (sloped angled roof lines).

Welma indicates that design inspiration for the project like the complex itself, is

multi-layered.

"Typically, the answers to a formal resolution in design come from 'within', that is, the functional and spatial forces determine the form, with the hockey, soccer, atria, and administration making up the bulk of the facility," said Weller.

Currently, underlying themes BBA are exploring (to make sense of the whole) are the notions of the locks (Cornwall and river/freight transportation) and the mapping of the adjacent river banks. "These themes we are still exploring through the finishing stages," said Welma.

Bryan said this will be the first time BBA have put three arenas side by side.

The Benson Centre, for some, is a painful reminder of Cornwall's older arenas. The city wanted a dedication specifically to the Si Miller and the Bob Turner arenas.

"One of the big design features is a tribute to the two former arenas and the men they were named after," said Bryan. "We are planning on doing a story about Si Miller and the Bob Turner and have a special display case right at the front entrance that tells their story and how the significant roles they played in the community."

Other special construction elements include two commemorative coins of the City of Cornwall and Cornwall Rotary Club, as well as souvenirs from the Benson Group and Cornwall Sunrise Rotary Club scattered throughout Rink 2.

The first puck is scheduled to drop at the Benson Centre in the spring of 2011.

To keep up on the project's progress visit: [choosecornwall.ca](http://choosecornwall.ca).

*Please see next months issue of the OCR for part 2 of the Benson Centre and many other exciting Cornwall projects!*





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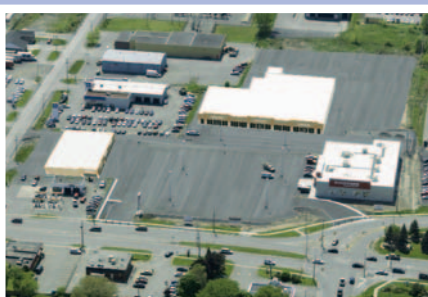
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# Booming building activity in Cornwall revitalizes economy and identity



Upper Canada Village Discovery Centre project  
- R. J. Bourgon



Ron Mayer from L & L Leroux Contracting Inc. - Benson Centre project







Booming building activity in Cornwall revitalizes economy and identity

# Robert J. Bourgon & Associates Ltd. cement themselves in Cornwall's ongoing construction momentum

**ADAM BRAZEAU**

— The OCR Construction Report Special Feature

In 1976, Dick Markell saw the opportunity to expand a leading residential development and construction company by widening its scope into commercial and institutional projects. Nearly four decades later, that vision is still clear and ready for another generation. Markell (president), along with his son Chris (vice-president), are taking Robert J. Bourgon & Associates Ltd. into the 21st Century. A slew of construction activity in Cornwall, Ontario – where the company is based – has only added to the solid foundation they've established over the years by delivering successful projects and creating profitable partnerships.

"We have been busy, not only with increased construction volume but with the rejuvenation of our company from 2007: new staff, new technologies, new skills, as well as very interesting and challenging projects," said Markell.

"The industry is changing quickly and we are, I think, staying well ahead of the curve. On one hand we have continuously



Chris and Dick Markell of  
Robert J. Bourgon & Associates Ltd.



*PBK Architects Inc. is the new working name for the architectural group of The Thompson Rosemount Group Inc. (TRG).*

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 Cornwall EMS Project  
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invested in new tools, new materials and the training to go with them. On the other, we have promoted and encouraged staff members and subcontractors who have a real interest in being at the forefront of their trades."

Bourgon & Associates Ltd. has also played a leadership role in green building

design and construction to the Cornwall area. The incorporation of innovative technology and methods enables the company to take on large-scale LEED design and construction projects. They're a member of the CaGBC, have a LEED Accredited Professional on staff and are a member of the Cornwall Carbon Reduction Initiative.

"My son Chris and I are professional engineers, and Bourgon is authorized by the PEO to offer engineering services," said Markell. "We have been CaGBC members since early 2007. The Seaway Valley Construction and Trades Association (SVCTA) is our local builders' association, and we're proud to mention that one of our project managers, Jeff Lavallée (a second generation Bourgon employee) is its president."

Robert J. Bourgon & Associates were among the first LEED accredited design and construction professionals in the region and have been involved in spreading the word locally. The third LEED-candidate project Bourgon is involved with is the new Benson Centre multi-sport facility.

However, LEED certification isn't the only indicator of environmentally-responsible construction practices. Both father and son said that many non-LEED projects are also incorporating green building objectives and technology.

"Energy efficiency is an important element of green design but a relatively small part of green construction, at least on our scale; the tools we use are generally fairly efficient, and buildings are usually closed in and insulated before temporary heating and lighting are put into place," said Markell. "Our biggest efforts in terms of green construction are probably waste reduction and assisting owners and consultants with the development of green building plans."

Robert J. Bourgon & Associates Ltd. is currently working on the new Discovery Centre Museum at Upper Canada Village.

Please see page OCR C4


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## Upper Canada Discovery Centre Project



Continued from page OCR C3

while wrapping up Cornwall's Emergency Medical Services (EMS) Headquarters and the Benson Centre multi-sport facility. Recently, the contractor completed the new Vankleek Hill Collegiate Institute, among other projects, including the state-of-the-art Central St. Lawrence Valley RCMP detachment. Work began on the EMS headquarters in the early summer of 2010 and is scheduled for completion in late winter 2011.

"The (EMS) building, although not particularly complex in terms of infrastructure and finishes, provides some challenging obstacles to meet the demands of a post-disas-

ter building, from the structural needs of the foundation and floor slab construction to the 16g exterior structural stud framing and interior building deflection requirements," said project manager Jason St. Louis. "The building is basically two buildings in one,

with the garage bay having almost complete structural and mechanical independence from the administration area."

One distinctive architectural component of the EMS building is the Prodeema Prodex exterior wood panelling system. Designer Greg Livingstone, from local consulting firm Genivar, noted that this exterior cladding will be the first installation of its kind in the region. The Prodeema panelling, combined with corrugated exterior and interior siding, separates the garage bay from the administration area. The garage also utilizes the high bay above the administration area to allow natural lighting for the entire garage.

"The building has an efficient layout and an interesting, unique look. It is stuffed with modern assets like heated floors, high-quality durable finishes and work-friendly spaces," said St-Louis. "The efficiency of the layout considered the growth of the EMS requirements over the next 25 years and the ability to ensure smooth productivity in their day-to-day operations." St-Louis also noted the radiant in-floor heating system throughout the garage bays and locker rooms and the architectural Versa-Dek exposed roof decking in the garage bay.

"This feature (heated floors) proved to be one of the most challenging aspects of

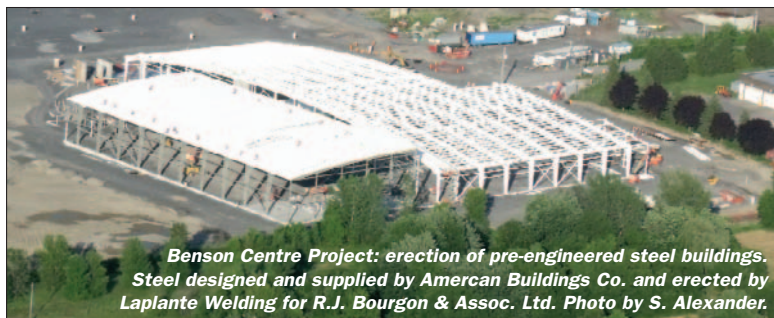
the project," said St-Louis. "The entire garage floor (approx 1,300 sq. m.) is fitted with radiant heating, but a long trench drain subdivides the slab. The method of constructing and building the cast-in place trench drains had to be designed to suit the post-disaster and in-floor heating requirements."

The EMS Headquarters will be located on a seven-acre parcel of city-owned land on the west side of Campbell St. in the Cornwall Business Park. This new \$5.1 million facility is being developed with the assistance of the governments of Canada and Ontario under the Infrastructure Stimulus Fund, where the senior levels of government will provide two-thirds of the funding. The city will be responsible for the remaining third of the cost.

Bourgon & Associates Ltd. recently completed the 58,000 sq. ft. Vankleek Hill Collegiate Institute. The \$13.2 million high school features a large cafetorium with full kitchen and theatrical facilities, a hardwood-floored double gymnasium, spacious library, special education life skills room, two computer labs, auto and woodworking shop, chemistry and biology lab, and a courtyard in the centre of the building with natural light and gardens. The contract also included the demolition of the existing high school.

Another project underway is the new Discovery Centre Museum at Upper Canada Village, valued at \$3.8 million. The museum will feature an 8,000 sq. ft. structure, designed in harmony with the existing Village Store. Extensive artifacts, interpretive visuals, and state of the art multimedia exhibits will portray the people, history and stories

Please see page OCR C5



**Benson Centre Project: erection of pre-engineered steel buildings. Steel designed and supplied by American Buildings Co. and erected by Laplante Welding for R.J. Bourgon & Assoc. Ltd. Photo by S. Alexander.**

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**Cornwall EMS Headquarters Project**


of early Upper Canada, including Iroquoian life and the settling of the area by United Empire Loyalists.

Many Bourgon & Associates Ltd. projects are open to the public and showcase their prowess in design and construction capabilities; especially in Cornwall. One in particular, goes virtually unnoticed from the outside. However, those who do get a brief stay are not interested in the intricacies of its design and construction. The new Central St. Lawrence Valley RCMP Detachment is one of the company's leading-edge projects where details, unfortunately, cannot be divulged.

"Top secret, I'm afraid," said Chris Markell. "I can say, however, that the

RCMP building is an excellent example of a high-quality, attractive and functional design-build project."

The RCMP had amalgamated its Cornwall resources into one facility. The new detachment was designed to dramatically increase the RCMP's capacity to conduct investigations, improve accountability and optimize partnerships. Markell also said that it was built under a very tight schedule, beginning in October 2008 and finishing in August 2009. "Beyond schedule, the ability to adapt to high-security, LEED-friendly construction techniques while meeting the project's strict time and quality objectives was the hallmark of this project," said Chris Markell.

"The owners, John Westeinde and Gaetan Chenier, and their design team, met the RCMP's needs while providing a first-class building. It is also the Cornwall region's first LEED-certified building."

Aside from the RCMP Detachment and Benson Centre, both LEED projects, Robert J. Bourgon & Associates Ltd. is currently coordinating the design and construction of the multi-storey Dominion Place building in

Please see page OCR C6

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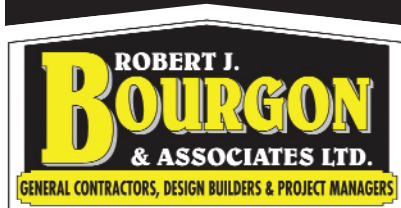
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downtown Cornwall.

"Phase I saw the construction of a complicated deep foundation and basement, and Phase II, when complete, will fill an important void in the heart of the city," said Markell.

Dick Markell and Ron Chenier are the partners behind Dominion Place. Chris Markell described it as the first LEED project developed in the Cornwall area, although the RCMP building was completed first. (Dominion Place's Phase II is currently on hold pending leasing negotiations.)

The \$10-million Dominion Place building, at the corner of Pitt and Second Streets, will feature a mix of green/copper tinted glass and

sandstone-coloured stonework similar to the clock tower in the City's Lamoureux Park. The four-storey, 53,300 sq. ft. building — which will be similar in size to the Justice Building next to City Hall — will also feature a curved entrance-way at the street corner, a departure from the typical square building design found in the downtown area.

Robert J. Bourgon & Associates Ltd. make it a priority to be actively involved in the Cornwall community, whether on and off their construction sites. "The rebuilding of Central Public School, with the preservation of its historic façade and the necessity for many foundation piles on a downtown site, was a landmark project for us and the City of Cornwall," said Markell. "The results, I think, say a great deal about the Upper Canada District School Board and the team of designers and contractors that brought it to fruition. Just west of Central Public School is the Cornwall Public Library, another landmark project we are proud of, that involved many local trades." Markell said that on both projects, their most senior staff members were involved from tender through to completion, on site 100 per cent through the project's duration.

Another project of note is the Glen-Stor-Dun Lodge, at the time a very large project for Cornwall. It was designed by local consultants, the Thompson Rosemount Group, and built by a joint venture company made up of Bourgon and Menard Bros., another local general contractor. A large number of local subcontractors were involved in this project as well.

"I believe we share our top priorities with all great construction companies, which can be boiled down to earning and maintaining good relationships with our

clients and subcontractors by completing high quality work safely, on time and within budget," said Chris Markell. "What sets us apart, I think, is the small business approach we bring to large projects: a very personal, very hands-on approach to project management. Our president's favourite place to be is knee-deep in a foundation excavation."

From sun up, until the final whistle blows Dick Markell is on the job — with his trademark Bourgon Construction hard hat on his head. "It is true, he is never without it," said Chris Markell. "Part leadership by example (safety on site's come a long way since the 70s), part habit. He's been known to talk his way out of no-seatbelt tickets by pointing to the hard hat he always drives with . . ." Markell smiled.

He said: "Thirty years ago a Ministry of Labour inspector told me to put one on... I guess I listened." The father and son company has come a long way since Markell started Robert J. Bourgon Construction's sister company out of his father-in-law's garage in 1976. Now with decades of quality work to show for, Markell believes the family business will remain in good hands.

"We share an interest in challenging projects, as well as a similar educational and professional background," said Markell. "Other benefits of a family business of course include the unique trust, respect and stubbornness to be found between family members."

Bourgon & Associates was honoured last month with the Cornwall & Area Chamber of Commerce's Small Business of the Year award.

To find out more on Robert J. Bourgon & Associates visit [www.rjbougon.com](http://www.rjbougon.com).

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## Development Projects Currently Underway in Cornwall



### Seaway International Bridge

\$79 million project set to begin in early 2011.



### Benson Centre

\$33 million sports complex with 3 ice pads and field house.



### Axxis Optical

Redevelopment of landmark downtown building.



### St. Lawrence College

\$15 million redevelopment project underway.



### Harden Commercial Plaza

Shoppers & Bulk Barn with 40,000 sq.ft. available.



### Villarboit Commercial Plaza

Future Shop & Sportcheck with 60,000 sq. ft. available.



### Cornwall Community Hospital

\$100 million redevelopment project underway.



### Shoppers Drug Mart DC

500,000 sq.ft. distribution centre along Hwy 401.



### EMS Headquarters

New headquarters for Emergency Medical Services.



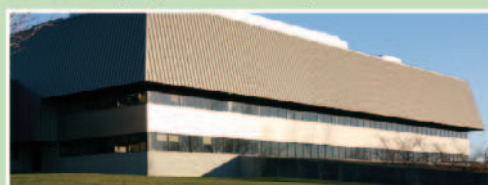
### Cotton Mill Lofts

Waterfront heritage condominiums now 80% sold.



### Markell Condos

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# Cornwall to unveil \$32.5 million Multi-Sport Facility in spring Benson Centre aims to score LEED-certified status

**ADAM BRAZEAU**

– The OCR Construction Report Special Feature

Cornwall's \$32.5 million community sports complex already boasts an impressive scorecard.

The LEED-candidate project is now a catalyst for future design and construction in the City of Cornwall.

"It stands out in terms of scale, being the first City project designed to LEED standards," said Stephen Alexander, Cornwall's general manager of planning, parks, recreation services. "The Benson Centre is the biggest construction project undertaken (by the City) in many years."

The multi-sport facility features three NHL-sized ice rinks. One rink seats 500, while the other two are 250 each, including accessible viewing positions within the rink arenas. It also has one indoor soccer field



One of three NHL-size ice pads - Cornwall Multi-Sport facility - Benson Centre



Brian Duffield - construction manager for BBA

house (100 x 200) with seating capacity for 300, and an indoor tennis court.

Meeting a 'Silver' rating on LEED's (Leadership in Energy and Environmental Design) Green Building Rating System is one of the project's main goals. Energy efficiency measures such as heat exchange cooling from snow melt pits, heat recovery from ice production, micro turbines and geothermal energy were all encouraged in the design process. The project has aimed for a minimum of three credits towards the LEED accreditation for energy conservation.

Municipal officials and contractors originally thought they had a March 2011 dead-

line to receive \$18.4 in federal and provincial funding under the Build Canada Fund Communities Component. The deadline has now been extended, as for other infrastructure projects, through another construction season.

The initial timeline of March 2011 forced the City to start design work and begin construction through the winter of 2009/10.

"The (original) deadlines were challenging, but we are well on our way to meeting the original," said Alexander. "The recent extension given to projects will give us just a little more time to finish some of the exterior site works that are difficult in the early spring season."

The facility is scheduled to begin pro-

gramming and activities this May. The City will start finalizing exterior work at the end of March and all three rinks will be operating with ice in September.

Alexander said from an architectural standpoint the City's objective is creating a design that functions well as a multi-sport facility, while maintaining inviting features and energy efficient components.

"The infrastructure is very important. The facility replaces two aging arena facilities that were very challenging to maintain, did not provide contemporary facilities or good accessibility, and are not meeting the needs of current users and expected future needs," said Alexander. "In addition, it also replaces the soccer bubble which is reaching the end of its life expectancy."



*Congratulations to the whole team.  
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Continued from page OCRD1

Alexander said that developing the Benson Centre on sections of the former Domtar site demonstrated that there is still practical re-use of that property.

"Locating a community facility on such a site can be an impetus for further development," said Alexander. "It is intended to be a flagship multi-use recreation facility that will serve the City and region's needs for many years."

An adjacent commercial development is also currently underway.

#### CIMCO Eco-Chill provide ice plant equipment

With a recommendation from Benson Centre project lead architects Barry-Bryan Associates (BBA), the City installed an Eco-Chill system from Toromont CIMCO Refrigeration (Canadian Ice Machine Company).

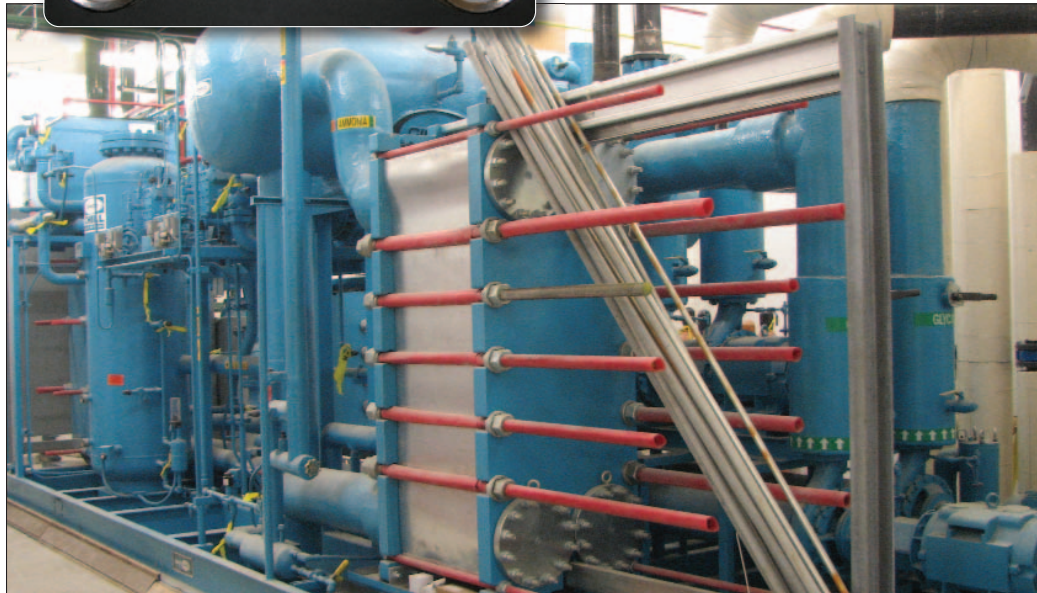
"CIMCO are the ice plant supplier, but in many ways the ice plant is much more than that. Heat is recovered from the ice making equipment and used to heat parts of the building, as well as domestic water," said Alexander.

New advances in ice-making technology recycle energy, drastically lowering carbon emissions, as well as electric and gas rates. CIMCO's Eco-Chill redistributes the energy used to maintain the ice surface, generating sufficient heating for the building, snow melting systems, fresh air systems, hot water preheating for showers, and it collects rainwater from the roof for the toilets.

The system incorporates high quality screw compres-



BENSON CENTRE - CIMCO Eco-Chill System



sors, a specialized Eco-Sense Control System and an ice battery option.

These new ice plant installations are known as 'thermal plants.' They differ from geothermal heat pump systems that require thousands of feet of plastic tubing buried in the ground outside the building. The energy recycling

equipment is all contained within a mechanical room designed to prevent any contamination to local ground water.

CIMCO Eco-Chill is the ice refrigeration system supplier of choice for various municipalities in Ontario. The Town of Whitby (three-pad arena), the Town of Greater Napanee (two-pad), and the City of Kingston Invista Centre (four-pad) are current examples.

In the summer, capacity at the Benson Centre will be dictated by the number of summer ice sheets to be operated. The system will be used to freeze what is called an ice battery during off peak electrical usage periods when needed.

#### In the mix with Lafarge Concrete

Wayne Tutt, the new plant manager of Cornwall's Lafarge Concrete, left his post in Barrie to be a part of the booming construction activity in Cornwall.

"I wanted something challenging," said Tutt.

Between the low-level bridge scheduled to begin construction in 2012, the wrap-up of the Benson Centre and the Tollgate Plaza strip, currently underway, Tutt is off to a great start.

Lafarge's plant manager considers Cornwall's multi-sport facility "the heart of the community" and a perfect kick-start to his new position.

"With a project of this magnitude the architect and engineers were very involved," said Tutt. "We submitted a mix design of our product – once the stamp of approval is given there is a test pour of cylinders and then it's all service and quality concrete."

For a large-size project the Lafarge process begins with their quality control manager who works in the design phase. Then the plant manager handles pricing and the organization of the trucks, making sure the plant is equipped with the required materials. Meanwhile, the plant superintendent batches the concrete through a computer system which then goes to the drivers. The final component lies with quality control staffing during the large pours. They do temperature checks and slump tests (which measures the "wetness" and "flow ability"), as well as air tests, if required, on site.

At times temperatures dropped to -15 Celsius, as La-



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farge employees pumped concrete into the Benson Centre. "We had to deal with the elements and that's a challenge for delivery," said Tutt.

Still the harsh weather caused no setbacks for Lafarge.

Tutt said each rink slab took roughly 220 cu. m. of ready-mix concrete.

He said the pre-pour meetings with the project's general contractor Pomerleau were some of the most productive and professional in his 27 years with Lafarge.

"The pre-pour meetings allowed us to organize and set up a game plan so it runs like clock-work," said Tutt. "The project's site supervisor is very organized. It's also unique the way those meetings involved the piping and tubing."

#### Bourgon on Benson

Robert J. Bourgon & Associates, Cornwall's recent recipient of the 2010 small business of the year award, is responsible for the design and construction of all of the pre-engineered steel buildings that will

house the field house, ice pads and mechanical rooms. The work includes the steel structure, the roofs and the insulated metal wall panels.

Various parts of the project were tendered separately as the design evolved, due to the original time constraints of the stimulus funding program.

"Design changes are particularly difficult to accommodate on a fast-track project like the Benson Centre, so there were certainly a few issues to resolve as design and manufacturing progressed," said Bourgon & Associates vice-president Chris Markell.

Bourgon overcame obstacles by organizing transportation for all the steel on the project from Virginia to Ontario, during a recessionary period in which few trucks were travelling between the U.S. and Canada.

"In short, plenty of hard work went into standing the three buildings," said Markell.

To learn more about the project, visit [choosecornwall.ca](http://choosecornwall.ca).

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# New Cornwall Community Hospital: A \$115M project built on commitment and anticipation



**TODD LIHOU**  
– The OCR Construction Report Special Feature

Driving along McConnell Avenue in Cornwall, the casual observer would likely see just another construction site, complete with cranes, excavators and men working in hard hats.

But from his office at the site of the Cornwall Community Hospital's McConnell site, Alan Greig sees something completely different – a dream in the making.

Greig, the hospital's Chief Planning and Resources Officer, is a big part of a huge community undertaking that is equal part bureaucratic necessity and grass roots commitment.

"We're the largest and busiest hospital in this region outside of Ottawa," Greig said in an interview. "And the community is waiting with great anticipation."

The story of the new Cornwall Community Hospital begins with the merger of two medical facilities in the Seaway City that will eventually become a 170-bed acute-care facility which will add to the long history of serving the residents of Stormont, Dundas and Glengarry and the Mohawk Territory of Akwesasne.

In 2004, Hotel Dieu acute care hospital and the Cornwall General Hospital joined forces as a corporation and in 2006 the Canadian Council of Health Services accredited Cornwall for the first time since the merger of the two facilities.

It's something hospital CEO Jeanette Despatie places a great deal of satisfaction



in when discussing the future of Cornwall's medical jewel.

"You can appreciate that medical technology changes frequently," she said. "To be able to bring in a facility stocked with new medical equipment including the latest in operating room equipment will position us at the top in terms of technologies."

Cornwall is enjoying a renaissance in its health care facilities. Hospital executives and community stakeholders appreciate the approval by the Ministry of Health and

Long-Term Care to award a contract for a five-year, \$115-million redevelopment project. Cornwall currently provides health care at two locations – the McConnell Avenue site and the Second Street site. Plans call for all services to be offered at the Mc-

Connell Avenue site by 2013.

The new site will include 95,000 sq. ft. of new construction and 90,000 sq. ft. of renovation.

*Please see page OCR D5*

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Continued from page OCRD4

When completed, the facility will see a new surgical area, including five new operating suites. The space will also include new emergency and diagnostic departments, each handling critical care cases. In addition, the hospital will be making significant investments in new equipment, including MRI services, a new CAT scan machine and other digital diagnostic equipment.

Greig said the timeline for construction has been followed almost to the letter. Some winter delays have had to be addressed, mostly due to inclement weather, but “we’re certainly catching up,” he said. “You have to appreciate this is a mammoth undertaking and there are bound to be hiccups along the way. Fortunately we have a solid plan and a dedicated group of people working to bring this project in on time and on budget.”

Still, there have been a slew of logistical challenges throughout the reconstruction process.

While the hospital undergoes critical changes in infrastructure and services, it’s not like administrators can hang a “closed” sign out on the front door. The hospital must remain open and able to provide front-line care despite the fact that the reconstruction is taking place.

“It is a challenge,” said Despatie. “We have this huge capital project, but in the meantime we are operating a busy acute-care facility. There have been times when we’ve really been bursting at the seams.”

Greig says as many as 70 electrical shut downs have already had to be undertaken in critical areas of the hospital – many including departments where patients were being housed. These shut downs have to be seamless and back up systems must be put in place before any breakers are closed.

“This can be a very stressful project at times, because we are dealing with patient-safety and obviously their wellbeing is foremost in our minds,” said Greig.

Patient safety issues at the Cornwall Community Hospital are co-ordinated through the facility’s director of quality performance, who reports to Despatie, a move to ensure that the well-being of the hospital’s customers remains a focal point.

Another initiative is regular patient safety “walkabouts,” during which each member of the senior executive team takes a turn visiting different units throughout the hospital. They meet with frontline staff members, discussing patient safety issues.

The hospital also participates in Safer Healthcare Now, a Canadian-wide patient safety initiative launched in April 2005.

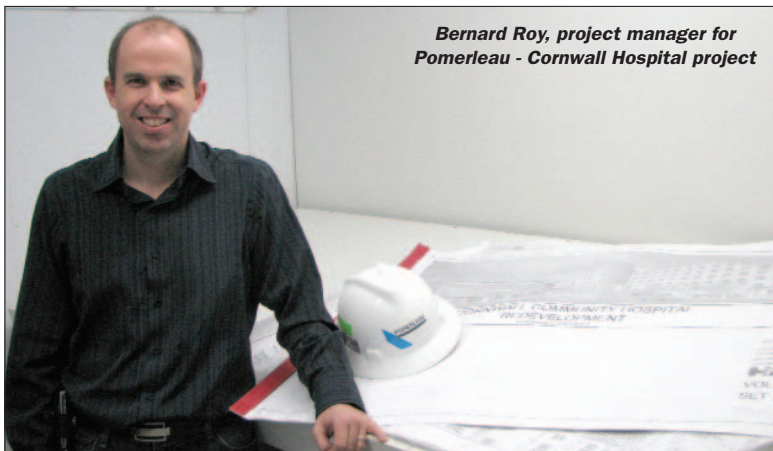
Please see page OCR D6



Cornwall Community Hospital site preparation - February 2011







**Bernard Roy, project manager for  
Pomerleau - Cornwall Hospital project**

Continued from page OCRD5

“We want our patients to know that they are our top priority,” Despatie said. “Our ability to take care of our patients has always been foremost when it comes to planning this reconstruction.”

A very close second to that, of course, would have to be augmenting the already dedicated staff that provides services at the hospital.

This new reconstruction means an investment in not only bricks and mortar, but equipment too. And new technology goes a long way to luring top-calibre medical professionals to work in Cornwall.

“The folks that we have today, those professionals that chose to come because they knew we had a bright future, were very much involved in the design of the new facility,” said Despatie. “Everyone has embraced the challenge. We are all enthusiastic about the future and will man-

age through these challenges to get to the finish product.

And it’s that day in 2013, when all of the reconstruction projects at the hospital are completed, that Despatie is looking forward to the most. Not because the project will be over and its associated challenges will have been overcome – but because the community will finally get a chance to see what some have been able to witness on paper in the boardroom.

“I live this every day and I think we all have a pretty good picture in our mind of what the end result will look like,” said Despatie. “There are many people in the community who have invested in this project and I’m really looking forward for people to experience the new facilities. It will be an impressive hospital.”



**Alan Greig Chief, Planning and Resources  
Officer - Cornwall Community Hospital -  
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## Eastern Ontario's Largest Waterfront Development Opportunity

An opportunity to buy fully serviced waterfront land in the middle of a city does not come along very often, yet Jamie Cameron and Terry Landon have a deal for you. The co-owners of RE/MAX Cornwall Realty are currently marketing a 92 acre site along the St. Lawrence River in downtown Cornwall.

"The site can accommodate a wide variety of uses, from single family to multi-unit residential to retail and office," says Terry Landon. "We have already sold a portion to the City for the new Benson Centre, and a smaller site for medical offices."

The remaining lands include over 3,300 ft of frontage by the St. Lawrence River and over 1200 ft of frontage along Brookdale Ave. The site is immediately adjacent to the site of the new \$79 million Bridge to the USA.

"There are no development charges in Cornwall, and the site is also eligible for assistance under the City's Brownfield Program," adds Jamie Cameron. "This helps developers maximize their return on investment."

Terry and Jamie oversee an office of 22 realtors and are viewed to be two of the most knowledgeable commercial brokers in Eastern Ontario. You can download a brochure on this and other opportunities from their website at [www.Remax-Cornwall.com](http://www.Remax-Cornwall.com)



## Waterfront Development Opportunity

**92 acres for sale along the St. Lawrence River**

Multi-purpose fully serviced site immediately adjacent to downtown Cornwall, Bridge to USA and new \$33 million Benson Centre multi-sport facility.



**Terry Landon** Broker of Record

**James R. Cameron** Broker

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