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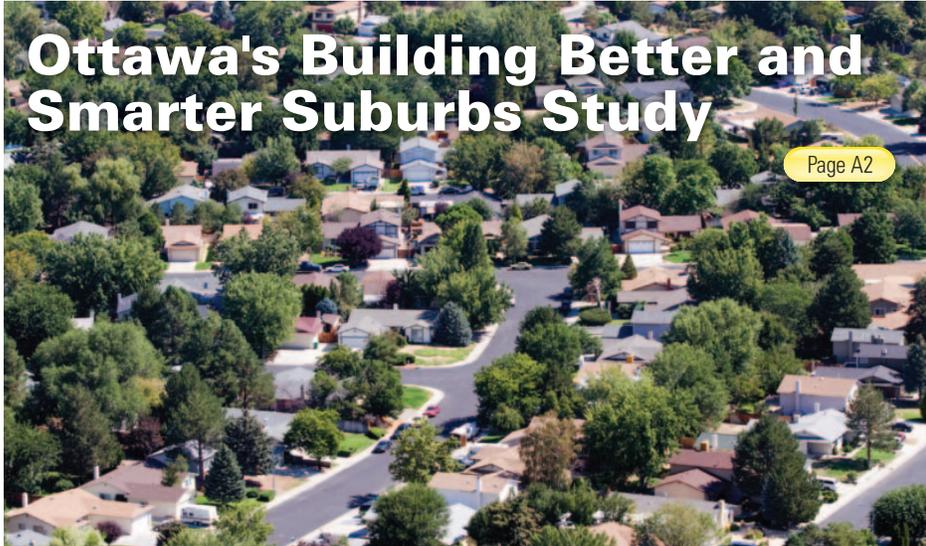
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## Ottawa's Building Better and Smarter Suburbs Study

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# Ottawa's Building Better and Smarter Suburbs Study

## Affordability challenge as suburban tree planing initiative morphs into big picture urban planning project

STAFF WRITER – The Ottawa Construction News

An Ottawa municipal initiative to solve a tree locating problem in new suburbs has morphed into a much more challenging study that could be failing to consider costs and affordability, says Greater Ottawa Home Builders Association (GOHBA) Builder/Developer Council (BDC) chair Josh Kardish.

City planners commissioned the Building Better and Smarter Suburbs Study by Toronto-based The Planning Partnership and Delcan after councillors Jan Harder (Barhaven) and Shad Qadri (Stittsville) saw increasing conflicts between parking, trees, snow storage, sidewalks and utility placements in their wards, Kardish said.

"They (the suburban councillors) were trying to challenge staff to bring in the utilities with the right-of-ways group and deal in a rational way with the issues the city has with its standard 16.5 and 18 m. right-of-ways," he said. The narrower areas, compared to the 20 m. plus right-of-ways, create situations where, because of soil conditions and utility access requirements, there is no room to plant trees and little room for second cars.

The original idea: Perhaps the city could review and co-ordinate with utilities to allow more tree plantings and additional room for cars.

The marine clay policy was designed to avert problems with cracking and damaged foundations from drying and de-watered soils and it has had serious impacts on the ability to plant trees on narrower right-of-ways. Staff have informed the development industry that this policy will not be amended through this exer-

cise, notwithstanding that the professionals brought to manage this exercise believe it is excessive in its reach, Kardish said.

The city planning department decided to turn the original request for a review of tree planting policies and regulations "into this completely different policy exercise, into redesigning how our suburbs are built."

"What we've got now is a high-level policy question about intensification," Kardish said. "It's an interesting question, as we've increased intensification levels from 28 to 34 units per hectare and never had a discussion about the overall design," but this question has so far been addressed without considering either affordability or consulting with development engineers. It would also seem prudent that if the city wants to address subdivision standards, the general public (the end users) should have a say in what the stated goals should be."

Kardish says proposed solutions, including private rear lanes and underground parking, may be sensible in some situations, but these can dramatically increase costs, shutting first-time buyers out of the market. "Where we've built homes that have rear lanes and private roads, there are costs of \$95 to \$175 additional per month to maintain the private lanes," he said.

However, "we're getting off base from where we started, with a very tangible goal – to address the issues of 16.5 and 18 m. right-of-ways," he said. "That was the original goal. This project takes a much broader look at things."

While developers have been invited to participate in



Josh Kardish



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#### WHAT BOOMERS PAID



#### WHAT MILLENNIALS ARE PAYING!



#### INCOMES ARE NOT KEEPING PACE

##### OTTAWA MEDIAN FAMILY INCOME

1989: \$49,445 2014: \$97,010

INCOMES  
(1989-2014)

↑ 97%

HOME PRICES  
(1989-2014)

↑ 185%

#### GOVERNMENT DECISIONS

##### Municipal New Home Buyer Taxes

In 1989 there were no development charges for new homes. In 2014, a new single family home buyer will pay \$33,000 in development charges.

##### Federal & Provincial Taxes and Fees

In 1989 there was no HST or Land Transfer Tax on homes. Today, homebuyers pay \$27,448 in HST on a \$440,912 new home.

##### Land Cost

The cost of land has risen 180% in the last 25 years, adding \$24,000 to the cost of a single family home. In 1989 an acre of land cost \$80,000, today it's \$225,000. This increase is the result of the City of Ottawa's decisions to limit the expansion of the urban boundary.

##### Permits & Regulations

In 1989, it took two years to obtain municipal approvals for the building of a housing subdivision. In 2014, it takes five years to get the same approvals.



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round-table discussions as the city defines its strategy, "nowhere in any documentation have we seen anything about affordability – about the increasing cost of development and affordability for the home buyer."

"If the ultimate goal is to bring this to where you are talking about implementation, the engineering industry from the private sector doesn't seem to be represented at the table," Kardish says.

Nancy Schepers, deputy city manager – planning and infrastructure, wrote in a report to Ottawa's planning committee and city council on April 30, that "consultants are now preparing recommendations for moving forward" with 10 topics including: residential parking; visitor parking; road right-of-way; rear lanes; trees; utility placement; street network; parks and open space; stormwater management ponds; and school sites."

"A follow-up report will be brought to the planning committee in late 2014," Schepers wrote. "It will include recommendations to implement solutions to address certain conflicts in new suburban communities. This report is also expected to recommend larger city-wide initiatives such as a potential re-examination of road right-of-way cross sections, which determine the allocation of space on city-owned streets and result in approved street types.

"This is an incremental and collaborative approach that will focus on updates and revisions to existing standards or practices, as opposed to introducing a comprehensive document on new subdivision design guidelines," she wrote.

Kardish says there is nothing wrong with these big-picture objective, as long as they avoid preconceptions and bring the affordability and development engineering perspective into consideration.

However, he says the original problem – finding a way to improve tree plantings and make suburban roads more attractive, could have been solved with a much simpler consultative process, with a flexible and engineering-focused understanding of the development environment.

# City approves \$100 million Arts Court/OAG redevelopment by Quebec-based consortium



**STAFF WRITER**  
– The Ottawa Construction News

The City of Ottawa has selected a consortium of three Quebec-based firms to complete the \$100 million Arts Court and Ottawa Art Gallery redevelopment.

City staff have supported the proposal, which will also accommodate University of Ottawa (UofO) programs, from EBC Inc., DevMcGill and Groupe Germaine, beating out two other finalists.

At OCN's press time, the city's finance committee still needed to sign off on the proposal, followed by city council's approval.

Construction should start in late December, with completion of the Ottawa Art Gallery and UofO spaces anticipated for February 2017, and the overall project completed later in the year.

Cultural components will be completed to minimum LEED Silver standards, the city report says.

The site will include a private-sector development of a 21-storey mixed-use tower

at 60-70 Waller St., with condos above a boutique hotel on the first 12 floors.

The staff report says the project includes a \$41.7 UofO and city investment. The private sector will invest \$60 million, bringing the overall project to more than \$100 million.

The space will include a 100-seat theatre and four university classrooms, as well as a 250-seat multi-purpose and film screening room. The Arts Court space vacated by the gallery will be repurposed, and connected to the new building on four floors.

EBC Inc. is a construction company based near Quebec City, DevMcGill has developed condos in Montreal, and Groupe Germaine is a Quebec City hotel operator. The Group Germaine website says the company will open a 148-room Slater St. hotel in 2016.

Unsuccessful teams included District Development Group (Broccolini/Moriyama & Teshima Architects) and Mizrahi Developments/Bondfield Construction Company Ltd.

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## Editor's column

Mark Buckshon  
President, Construction News  
and Report Group of Companies



Sometimes you can be surprised in business. I experienced the unexpected in mid-August, just 24 hours after Sonia Zouari, vice-chair of the Ottawa Construction Specifications Canada (CSC) chapter called me with a quandary.

She had received word that Austrian passive house (Passivehaus) expert Gunter Lang would be able to make a trip to Ottawa on Friday, Sept. 26. He would require a low-four figure speaking fee commitment.

I'm the chair of the Ottawa CSC chapter, as part of my voluntary responsibilities, and this request troubled me. Frankly, I didn't know Gunter Lang, had little knowledge about Passivehaus and thought the concept of low-energy, sustainable construction, while interesting, would not be too big a draw to too many people – especially after business hours on an early fall Friday. (I mean, this isn't entertainment – and it is the weekend.)

I hesitated. Sonia insisted, saying she thought the event would be successful. I countered: "See if he will accept a modest cancellation fee, and if he does, and the amount is reasonable, we can go ahead." Sonia quickly checked and learned that Lang would accept a \$250 fee if we needed to break the reservation. Now the risks were low enough for me to give the go-ahead as I couldn't reach other CSC Ottawa executive members for a vote on such short notice.

That's the simple part of the equation. The next part is what surprised me. Even as I was preparing the Eventbrite registration page, Sonia started reporting silver sponsorship sales, at \$250 each. The Ottawa Regional Society of Architects (ORSA) chipped in with \$500. One sponsor agreed to pay Lang's Toronto-Ottawa travel and hotel costs. Another, Sonia's employer, CSV Architects, arranged and paid for the Overbrook Community Centre rented hall – in a building the architect designed – and added another \$500 sponsorship.

At press time, there are at least 12 silver \$250 sponsors, and dozens of \$30 tickets sold. The hall has the capacity to expand from 60 to 120 spaces and, while we've reserved the additional room, I sense the event will be at sell-out (or near there) by the time anyone reads this story.

Maybe I have missed a trend by my original lack of knowledge about Lang and the Passivehaus movement. I realize now that this concept, well-accepted in Europe, applies to residential, institutional and commercial buildings. Clearly, there is growing interest in sustainable construction practices – we see this in the Canadian Green Building Council's Leadership in Energy and Environmental Design (LEED) program – but I think, from the response I've seen to this event, that the interest in sustainable construction is wider, deeper, and more comprehensive than I had expected.

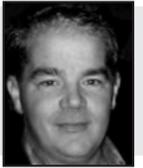
Obviously this is a surprise that I think we all can enjoy and even celebrate. I think future construction practices will build in many of the Passivehaus concepts and we'll see higher-quality, economical and more energy-efficient and environmentally sustainable buildings.

If you would like to attend the Sept. 26 event, visit the Eventbrite page at <http://www.eventbrite.ca/e/passivhaus-a-building-quality-revolution-latest-trends-in-building-low-and-net-zero-energy-buildings-tickets-12588766339?aff=efblike>. Of course, don't be surprised if, when you try to register, the event has sold out.

*Mark Buckshon is president of the Construction News and Report Group of Companies, which publishes Ottawa Construction News. He can be reached by email at [buckshon@cnrgp.com](mailto:buckshon@cnrgp.com) or phone at (888) 432-3555 ext 224. He writes a daily blog at [www.constructionmarketingideas.com](http://www.constructionmarketingideas.com).*

## Associate Publisher's viewpoint

By Tim Lawlor  
Associate Publisher, Ottawa Construction News



### Keep an open mind – 10 tips about embracing change

Kevin Dee at Eagle Professional Resources provided inspiration for these thoughts.

Just what does that phrase "keep an open mind" mean anyway?

We all have preconceived notions of life, of how things are and how they should be. For many people it is difficult to get past those preconceived notions, hence the BUT.

*"Once you stop learning you start dying."*

Albert Einstein

**Here are some things to think about:  
None of us knows everything.**

1. When you think you have all the answers then you stop listening, which means you stop learning.
2. Trying new things takes us out of our comfort zone... but that is how we grow and get better.
3. Glass half empty people will look for all the reasons why "the new thing" won't work.
4. Glass half full people will look for the ways to make it work.
5. If "the new way" never worked then our society would never have evolved... and certainly Amazon would not be testing drone deliveries, and companies would not be testing driverless cars!
6. There is something exciting about making something new work.

7. The big rewards come to those who innovate and change, not to those who keep doing the same old same old.

8. Change will happen with or without you.

9. The energy that it takes to fight change is far better spent embracing change.

10. If you can adapt to change once, you can do it again and again. THAT is where the real fun is!

*"Life does not stand still in any profession, in any industry or in any of our lives. Events happen, innovation happens, human interactions happen and therefore change happens. Some of that change will be BIG... but much of the change will be small, and often. You MUST be able to cope with change, to embrace change and to be part of the solution... otherwise, as the saying goes, you become a part of the problem!"* George Bernard Shaw

*"Your assumptions are your windows on the world. Scrub them off every once in a while, or the light won't come in."* Isaac Asimov

See more at: <http://www.eagleonline.com/keep-an-open-mind-10-tips-about-embracing-change/#sthash.Pum7ZAyS.dpuf>.

Tim Lawlor can be reached by phone at (613) 224-3460 ext 111 or by email at [tlawlor@cnrgp.com](mailto:tlawlor@cnrgp.com).

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# August OCA events: Networking and fun The annual BBQ and the OYCL golf event

**STAFF WRITER**  
— The Ottawa Construction News

Ottawa Construction Association members enjoyed two summer fun events two

days in a row, on Aug. 13 and 14.

On Aug. 13, members gathered at the Lone Star Ranch on Hunt Club Road for the association's annual summer BBQ, hoping to win the ATV prize from Ottawa Good-

Time Centre after a hearty dinner with refreshments.

Then, the next day, members of the Ottawa Young Construction Leaders (OYCL) teed off for the fourth annual OYCL golf event at the Loch March Golf & Country Club.

The OYCL provides an opportunity for younger OCA members to “engage and build relationships within the industry” and “networking and building opportunities to interact with potential clients and suppliers in order to strengthen working relationships and open doors.”



On the right is Andrew Collier from Asbex, John DeVries from OCA, Mike from Ottawa Good Times Centre, Mark Watson of CRS and Yanick Brule of Aquadrain.



Fuller Construction celebrating their teams win at the OYCL golf tournament.

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# \$2.1 billion Confederation Line reaches 50 per cent completion stage Federal funds uncertain for project's second phase

**STAFF WRITER**  
— The Ottawa Construction News

Ottawa's \$2.1 billion Confederation Line light rail transit project has passed the 50 per cent completion stage, and rail implementation director Steve Cripps confirms the work is on budget and schedule.

However, questions remain about the project's next phase, with federal funding uncertainty.

Media representatives, including OCN's Tim Lawlor, toured the Confederation Line in mid-August with VIPS, including Premier Kathleen Wynne, Mayor Jim Watson and Conservative Ottawa-Orleans MP Royal Galipeau.

The group visited the 441 m. west-end tunnel leading to Lyon Station, which is essentially complete. There's another 250 m. still to be excavated in the central part of the 2.5 km. tunnel towards Parliament Station, and much work to be done on the actual station, as well as the maintenance and storage (MSF) facility.

Cripps said work is progressing well on the Waller St. excavation despite an earlier



issue with soil conditions and the challenge of a resulting sinkhole.

While the progress marks positive news, the project's second phase remains uncertain.

The federal and provincial governments have each contributed \$600 million to the Confederation Line, with the balance com-

ing from the city.

Funding hasn't been finalized for the second phase, which would extend the project to the east, south (with a possible airport spur) and to Algonquin College. Expected to be constructed from 2018 to 2023 this phase comes with an early estimated \$3 billion cost.

The city hopes to split the bill three ways with the provincial and federal governments.

Wynne repeated during the August project tour that the province's "commitment remains in place," even though the city won't make its formal funding request until late next year or early 2016.

The federal government has taken a less clear position, however.

"We haven't received the plan for Phase 2 yet, and when it comes, I'm sure that we'll be at the table," the Ottawa Citizen quoted Galipeau as saying. "I'm not sure that we're going to underwrite everybody's plans, because everybody wants more money than the taxpayers can afford. But we will be there."

Rideau Transit Group has undertaken this first stage in Ottawa's future rail network. The 12.5-kilometre electric light rail system replaces existing diesel powered buses, providing rapid transit between Blair Station in the east and Tunney's Pasture in the west. The route includes 13 stations and a 2.5-kilometre tunnel that will alleviate

congestion through the downtown core.

Other construction updates:

- Drilling for the sixth portal umbrella has been completed and shotcreting and pouring of the mudslab will follow.
- In the central shaft, the Parliament Station cavern bench is being mined, along with the tunnel bench. Pouring of the mudslab is anticipated next. Cavern reinforcement, including shotcreting, installation of umbrellas, rockbolts and mesh continues.
- At the MSF, the delivery of the Petrucco track support system and mobilization of steel is ongoing. Steel erection has also started.
- Hurdman Bridge and St. Laurent Overpass widening and median rehabilitation has commenced.
- At the Vanier Parkway Overpass, where a rapid bridge replacement is scheduled for fall 2014, work is advancing in the staging area including forming and pouring the new superstructure's parapet walls, curing and stripping the overhang, sidewalk and median. Erection of the steel piers is also ongoing.
- Demolition of the existing Belfast Rd. underpass continues and at the Lees Ave. Underpass new bridge construction continues, in preparation for rapid replacement in September.

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# First phase of massive Tangers Outlet mall nears completion in Kanata

STAFF WRITER — The Ottawa Construction News

The Tangers Outlet at the 417 and Palladium Dr. is nearing completion. PCL Construction has worked on the project, estimated to have a \$120 million ground-up construction cost, as part of a national joint venture between U.S.-based Tanger Outlets and Canadian RioCan Real Estate Investment Trust.

Taggart Realty and Trinity Developments are also in-

involved in the Ottawa project, according to published reports.

City planning documents filed in 2012 say the project will also include four “free standing” restaurants and an approximately 200-room, three storey hotel.

The outlet centre will open on Oct. 17, in time for the 2014 Christmas season.



Phase one had been set at 293,000 sq. ft. of branded factory outlet retailers. Early confirmed tenants included the Nike Factory Store, Gap Outlet, Banana Republic Factory Store, Coach Factory Store, Tommy Hilfiger, Calvin Klein, Brooks Brothers, Guess Factory Store, American Eagle Factory Store, Michael Kors, and Donna Karan New York.

A press release announcing the project said the mall would generate about \$15 million in annual sales tax revenue.



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The Construction News and Report group is pleased to provide this space to the Habitat for Humanity ReStore at no cost as part of our community service program. If your company has a worth-while charity or community event you would like to have us cover, please get in touch with Tim Lawlor, Coordinating Publisher – Ottawa Construction News – 613-224-3460 ext. 111 or via email at [tlawlor@cnrgp.com](mailto:tlawlor@cnrgp.com)

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OTTAWA CHAPTER

# OTTAWA CONSTRUCTION NEWS

Volume 24 No. 9 OTTAWA, ONTARIO SEPTEMBER 2014 – SECTION B

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## Ride the Rideau – Ready for action and cancer research fund raising

### STAFF WRITER

– The Ottawa Construction News

Hundreds of cyclists will have completed the fifth Ride the Rideau for cancer research at the Ottawa Hospital by the time you read this story, but the event overlaps our production and delivery schedule, so you can either check online at [www.ottawaconstructionnews.com](http://www.ottawaconstructionnews.com) for the latest results, or wait until next month for the story about the event's success.

Nevertheless, much happens before (and after) the actual ride on Sept. 6. Special parties, fundraisers, and other initiatives help bring everyone into the spirit of the event, including "A Little Taste of Italy," sponsored by Advance Drywall, at Traitoria Cafe Italiana on Preston St. on Aug. 14.



*Michelle Van Vliet, Robert Merkley, Sandy and Carol Davis*

Guests enjoyed wine, cheese, deserts, and socializing – and the opportunity to look forward to the ride, where cyclists take on the challenge of riding between 50 kilometers and 100 miles (about 160 kilometers) from the Ernst and Young Centre.

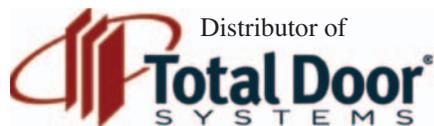
Ottawa's design and construction industry has taken a leadership role in this event, since Minto's Robert Greenberg, Claude Desrosiers, vice-president and general manager of Boone Plumbing and Heating Supply Ltd., and Robert Merkley of Merkley

Supply Ltd. proposed the idea to The Ottawa Hospital Foundation five years ago.

Several teams and individual riders from the Ottawa Construction Association and Greater Ottawa Home Builders Associations' member firms have been among the leading fund-raisers, and this year, Matamy Homes Ltd. became the title sponsor.

We'll have a complete report on the event online at [www.ottawaconstructionnews.com](http://www.ottawaconstructionnews.com).

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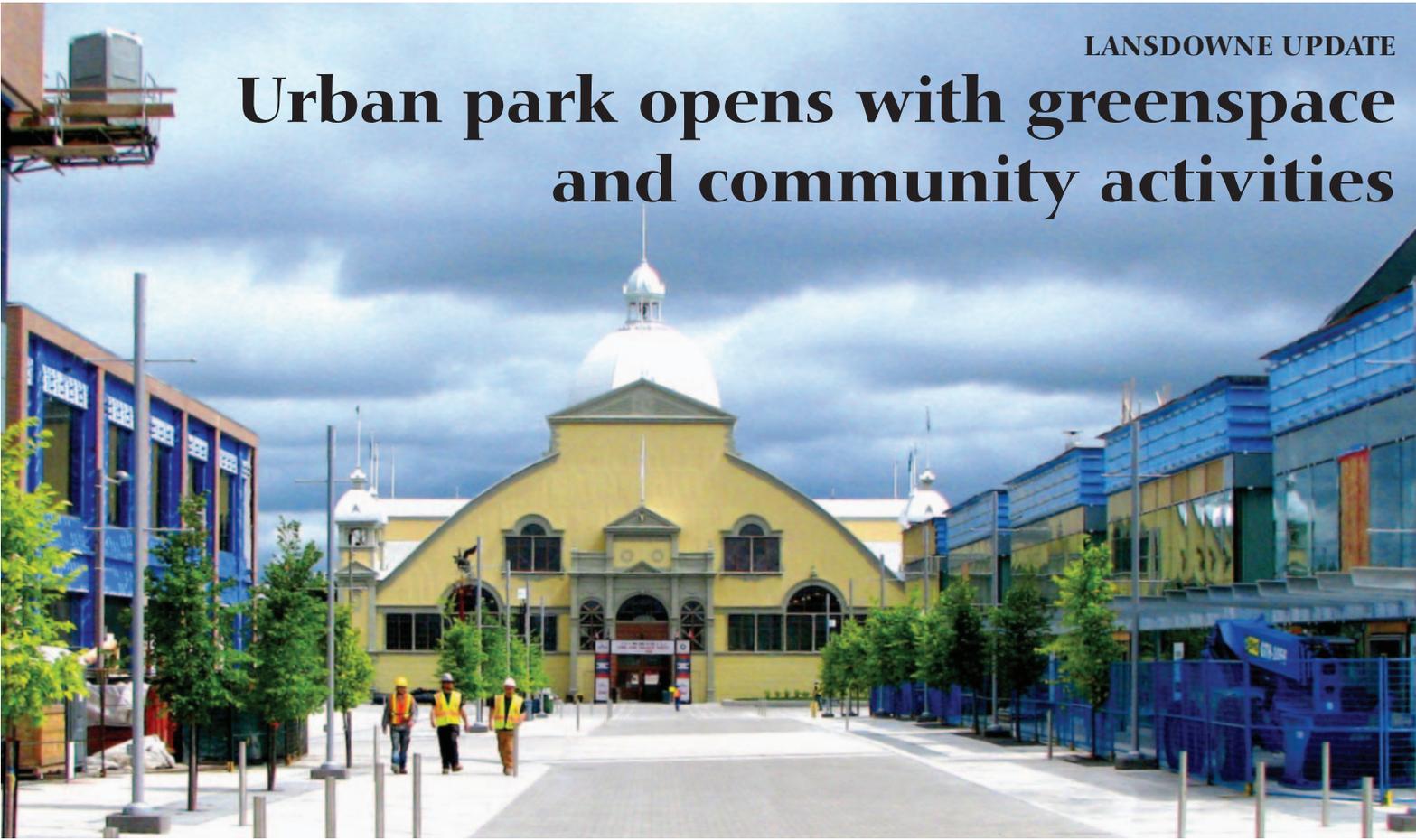
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# Urban park opens with greenspace and community activities



STAFF WRITER – The Ottawa Construction News Special Feature

Lansdowne's urban park opened on Aug. 15.

Mayor Jim Watson, Coun. David Chernushenko, Coun. Peter Hume, chair of the Planning Committee, and Bernie Ashe, CEO Ottawa Sports and Entertainment Group (OSEG), welcomed media and special guests to officially unveil the 18-acre park designed by Vancouver architecture firm Farevaag Smalenburg.

The park's open design has been described as the perfect venue for lunch-hour strolls, family picnics, community events and outdoor festivals.

The city hosted a public welcome the next day, with a carousel, ferris wheel and free cotton candy and popcorn. The event also featured live music, craft-making, face-painting, chalk art, storytelling, sports, picnic games and wagon rides.

Despite a wet and cool day, Mayor Watson said thousands came out to enjoy the opening.

The Grey Cup, presented in an Ottawa football history exhibit, provided an attraction for fans. An interactive Aberdeen Pavilion display focused on the park's military, exhibition and agricultural past.

"We wanted to pay tribute to the history of Lansdowne while still celebrating its new features," Watson said. "To do this we

had an old-fashioned carnival with a ferris wheel, merry-go-round, antique cars, and all sorts of other fun old-time stuff paired with the new greenspace, skateboard park, kids' play area, and more."

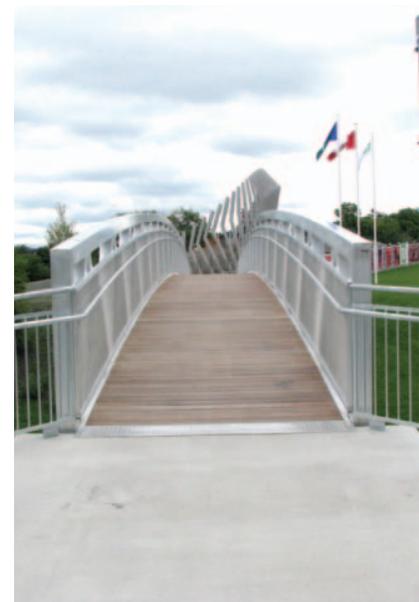
He said about a dozen of Ottawa's new food trucks were also on hand serving a variety of food with 10 per cent of sales going to the Ottawa Food Bank.

Watson has been following the Lansdowne redevelopment closely since the project's inception.

"For years the idea that Lansdowne Park was in fact a park was a bit of a stretch when it was really a sea of asphalt. Now, there are 18 acres of greenspace and hundreds of trees. It's also great to see people at the site on non-game days and I hope they continue to come back and see the different elements of the park like the apple orchard and come winter, the curling rinks."

Watson says the previously under-utilized Lansdowne site is now a beautiful public space and a city asset he hopes will be a source of pride. "For residents and tourists alike, having a park of this size so close to the Rideau Canal and TD Place is something we can all enjoy."

He encourages anyone who did not have the chance to be part of the opening to visit Lansdowne to "have a picnic, toss a frisbee, and enjoy the greenspace in their own ways."



# Sept. 26 event attracts international speaker Gunter Lang Passivhaus presentation to highlight net-zero energy building options

**STAFF WRITER**  
— The Ottawa Construction News

Many of Ottawa's architects, engineers and contractors will be attending a presentation on Friday Sept. 26 to learn about the "Passive House" (Passivhaus) movement to bring extreme energy efficiency and greatly improved comfort – at optimum cost – to residential, industrial, commercial and institutional buildings.



**Gunter Lang**

Gunter Lang, leader of the Austrian national Passivhaus network, "will present detailed case study examples of the many outstanding commercial, residential and institutional Passivhaus buildings in Austria, which has the highest density of Passivhaus construction of any country in the world," said event co-ordinator Sonia Zouari, representing the Ottawa chapter of Construction Specifications Canada (CSC), which is co-ordinating the presentation.

Malcolm Isaacs, director of the Canadian Passive House Institute (CanPHI), "will introduce the main elements of the Passive House Standard, describe the Canadian context, and outline how this approach can be adopted and adapted for local con-

ditions," said Zouari, a CSV Architects project architect.

"Please join us and help inform a discussion on how Ottawa's planning and commercial building sector can capitalize on opportunities offered by this, the world's only performance-based building standards, which can make net-zero energy buildings an affordable reality today," she wrote in the introductory event brochure.

The Ottawa Regional Society of Architects (ORSA) and

several major industry suppliers, contractors, and consultants have signed on as sponsors.

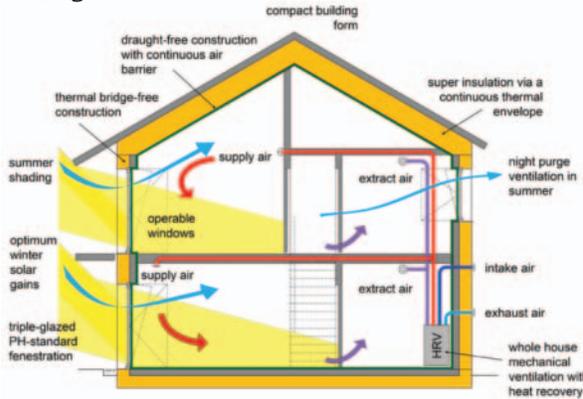
CSV Architects has arranged for rental of the venue at Overbrook Community Center at 33 Quill St. CSV's project for the renovation and addition to Overbrook is an example of sustainable design and has received LEED Gold certification

Ottawa Construction News is the event's media sponsor.

The Passivhaus presentation will be held from 4:30 p.m. to 9:00 pm. The formal presentations will be followed by a networking social with light refreshments and

a cash bar. Tickets are \$30 plus HST.

Register online at <https://www.eventbrite.ca/e/passivhaus-a-building-quality-revolution-latest-trends-in-building-low-and-net-zero-energy-buildings-tickets-12588766339> or email Sonia Zouari at [zouari@csv.ca](mailto:zouari@csv.ca) or Mark Buckshon at [buckshon@cnrgp.com](mailto:buckshon@cnrgp.com) for more information or an emailed registration link.





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# Bernard MNJ expands into Outaouais



**Building fit-out expertise – adhering to schedules with meticulous workmanship**



**STAFF WRITER** — The Ottawa Construction News Special Feature

Bernard MNJ, a leader in the field of building fit-outs, expanded its operations in March to include a Gatineau office. The new location will use the company's 37-years of expertise to serve the Outaouais and Ontario market.

The company has built a following of regular clients over its 37-year history by adhering to schedules and through meticulous workmanship.

Over its history Bernard MNJ has become a leader in Quebec in its field, working in hospitals, governmental buildings, shopping centers, commercial buildings, apartment buildings and condos. The company uses its expertise to tackle challenging projects many others cannot.

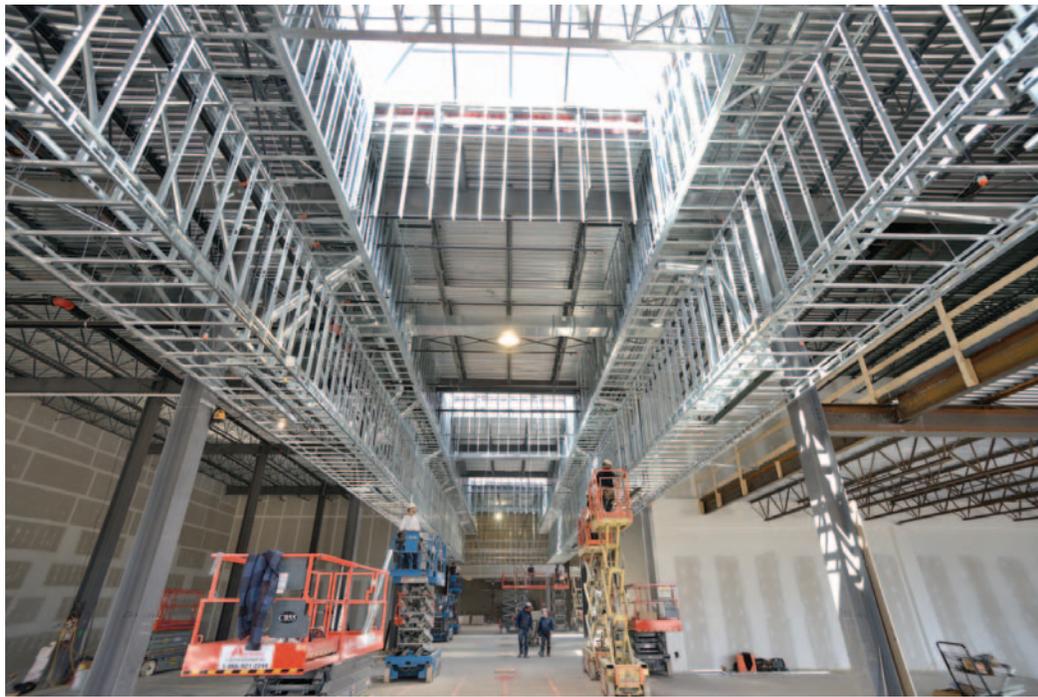
Bernard MNJ is an expert in suspended ceilings, the erection of metal stud partitions, drywall installation and taping, carpentry, light concrete panel, acrylic and sound proofing.

The company has worked with key industry players including Magil Construction, Pomerleau, EBC and Cadillac Fairview.

Understanding working in Ontario will mean adapting to new rules and regulations, the company has recruited Daniel and Michel Lauzon to lead. Together the two have 65 years of interior systems experience, estimating and project management and are well-known in the Ottawa area.

At the helm of Bernard MNJ is Hugo Bernard. Admitted to working 70-80 hours a week to ensure the company's position in the industry, Bernard calls work his drug and says he wouldn't trade places with anyone.

The more projects we have, the more fun we have," he



said. "We want to be seen as a reference in our field by developers, architects and other professionals. We want to be the best structured company in our sector of activity with the best management, whether we work in Québec, Ontario

or anywhere else where we might go."

Some of the company's projects that demonstrate its skill have included The Museum of Beaux Arts, the luxurious condos of the Ritz Carlton Hotel, the St-Martin Hotel, the Marriott of the Pierre Elliot Trudeau Airport, the SAQ, the Saint Hubert Restaurant, Sherbrooke University's Longueuil campus, various Metro and the IGA supermarkets, the Carrefour Laval Shopping Center, the CHSLD of St-Lambert and the CSSS of Trois-Rivieres.

At the Gallerie D'Anjou Mall crews worked three shifts a day to construct 80 ft. arcs in a 50 ft.-high ceiling. The execution demanded precision up to a centimeter. A \$25 million drywall contract for Jewish Hospital required a crew of 125 men working full-time on the site to meet the fast-track schedule.

Achieving success on such complex projects requires flexibility, high technical knowledge and the ability to work collaboratively with a variety of contractors. The company hires between 300 and 400 staff according to project requirements. All staff receives training and access to career development opportunities.

Originally a family-business working primarily in residential construction, in 2009 the company acquired MNJ of Ste-Julie, a competitor focused in the commercial and industrial sectors. The merger positioned Bernard MNJ as a leader across the industry.

Since that time its sales have grown to \$48 million annually. In 2010 the company built a 20,000 sq. ft. head office in Laval on a 77,000 sq. ft. property near Highway 25 which will allow future expansion.



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New headquarters and showroom demonstrate client-focused environmental innovation

# The OakWood Group builds on 58 years of experience to achieve residential renovation success

**OakWood**  
Renovation Experts

**STAFF WRITER**  
– Special Feature Section

Backed by 58 years of experience in Ottawa-area residential renovations, The OakWood Group continues to evolve its business practices, leading to its high success in creative and reliable renovation services.

OakWood's family business roots go back well beyond its current ownership. "Our family has been involved in construction going back six generations to Germany," says company president John Liptak. "There the family was mainly involved with bridges and larger projects. My dad brought the business to Canada and was instrumental in getting us into the renovation side."

John started working in the business in 1983 and by the late 1980s the company had branched into larger and more varied renovation projects. OakWood became one of Ottawa's first R2000 builders. Liptak says the company has always been "green" — they just didn't know it or didn't know to call it that.

Today John's wife Debbie (Liptak) is the company's vice-president, daughter Angela (Mallon) is OakWood's chief financial officer and daughter Patricia (Liptak-Satov) is chief operating officer. Patricia's husband is also involved. Grandchildren are in training. Together they maintain the company's legacy of innovation and commitment to environmentally-responsible renovations.

*Continued on page C2*



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# MONDEAU



BATHROOM & KITCHEN  
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## OakWood Renovation Experts

Continued from page C1

Liptak says the family travels to Europe regularly to look at products and construction models, returning with insights into innovative products and ideas. "Europe is much further ahead than we are in many ways," he

says. "The principle of net-zero construction is widely accepted there but has not yet been broadly pursued here."

OakWood's commitment to sustainable construction means estimates are more accurate with less job-site waste.

Liptak-Satov says, as a result, OakWoods designers co-ordinate their projects to use materials' natural lengths. This, combined with other efforts, has achieved a nine per cent re-

duction in waste over the past few years.

OakWood goes beyond green practices, however. The company's 59 employees and 640 trade partners understand a different level of care is required with renovations because home owners are active in projects and often living in the homes while the work continues.

"We have 123 projects on the go

Continued on page C3



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# OakWood

## Renovation Experts

Continued from page C2

right now. Success in each and every one is all about the process, about detail, and ensuring there is always a Plan B and C to make it right.”

Many of these concepts and products will be incorporated into OakWood’s new \$8.7 million headquarters and showroom/design centre in Orleans which is expected to open this October. The 22,000 sq. ft. building has been designed to be one of only a few Canadian LEED-Platinum commercial structures – but Liptak wants to go further. He says OakWood has aimed to receive the highest number of LEED points for a Canadian project.

Liptak-Satov says OakWood aims to be as green as possible and welcomes the opportunity to build to net zero or LEED platinum whenever possible.

“There is an education process that must take place,” she says. “We use our software to show our clients renovations with green options and the cost comparison. Many of our clients look beyond the final dollar amount, understanding the value of quality and craftsmanship, and the worth of green construction, so we have had opportunities to demonstrate our ability here.”

The headquarters/design centre will be a “living building” - inviting visitors, through all of their senses, to experience the design/build process.

“We want to make the experience of a renovation as easy and comfortable as possible,” Liptak said. “We understand people are busy. Through our new showroom people will be able to see and experience in a few hours what would have previously taken them weeks to achieve.”

Scattered throughout the showroom, 74 LED screens will allow people to explore product and design options from around the world. A team of designers and colour coordinators will be on-hand to assist homeowners along the way.

Currently OakWood has 18 designers but when the business moves to its new home that number will grow to more than 45. “Our desire is always to cater to our clients’ wish list and budget,” says Liptak-Satov. “With a large design team we can



match a homeowner to the designer that best meets their interests and personality to ensure we are meeting their needs and exact goals for their space.”

In addition, 3D virtual software is being finalized now and is expected to be available at the new showroom when it opens. Homeowners will be able to explore changes and how they look, including finishes and design options.

OakWood’s software/systems include a client portal and process-oriented resources to keep everyone on track.

“We have a strong management team who have been with us a long time and who we trust implicitly,” says Liptak-Satov. “In addition we have weekly meetings with six sub-teams and they meet with their respective teams to ensure everyone is on the

same page.”

She says the company’s strong team and the close connection the owners have with that team, ensure successful delivery on a variety of challenging and complex projects.

### The projects

OakWood’s client-centred focus has been demonstrated on many of its unique projects.

On one basement bathroom renovation, a Victorian style deep soaker tub, compli-

mented by a polished chrome waterfall rub faucet, provided a focal point and is highlighted by a circular chandelier which hangs above. An Arctic white RealStone accent wall, vanity of cardigan red quartz and dark grey wood veneer cabinets completed the room.

Another bathroom renovation included a custom-designed vanity with a marble top and tilt-out laundry hamper. A shower wall niche provided subtle storage space while

Continued on page C4

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# OakWood Renovation Experts

Continued from page C3

independently-controlled pot and pendant lights allowed users to select the lighting they prefer.

A renovation for homeowners whose hobby involved collecting African wild game heads resulted in an addition with 13 ft. ceilings to draw in natural light and ample wall space to display the trophies. Mahogany floors, a wall to ceiling fireplace, coffered oak ceilings and wall paneling further defined the space.

One client's kitchen entertaining goals required relocating all of the services without polluting the open space with bulkheads. The addition of two skylights allowed natural light without sacrificing wall cabinet space.

Liptak-Satov says this kind of flexibility and creativity demonstrates OakWood's designers' ability to really listen to clients and to create award-winning designs based on individual tastes and needs.

Liptak says his staff also understands each renovation is unique and at the start, prepares homeowners as much as possible for the unexpected.

"We're working on one project now where we're the third company involved," he said. "The others weren't able to handle the complexities and challenges. You never know what you will find. On other projects we've uncovered hidden stairs and elevator



shafts. We work closely with skilled engineers who have helped us mitigate countless challenges. We always have a plan B and a plan C."

For example, creating a kitchen for a growing family in an older Rockcliffe home required replacing wooden beams found to be unusable and the addition of obscure countertops with a pale brick pattern backsplash and light coloured cabinetry for the classic look the homeowner sought.

On another project, the homeowner wanted to add insulation as well as an addition. Demolition work uncovered an unknown – the home was a hybrid of log and stick frame on plank construction making traditional insulation methods impossible. Instead Styrofoam panels were applied between the home and new siding, creating an uninterrupted R10 blanket. An existing window, converted to a door, made the kitchen more accessible.

OakWoods' designers understand clients combine wish lists with budgets, and they balance both. In one case, a kitchen modernization unveiled HVAC and soil pipes which would have been costly to relocate. Instead, a wood valance and walling-in existing pipes created cost-effective solutions.

A renovation to reorganize a client's front entry and give the home unique curb appeal faced the challenge of achieving the client's desire for a faux railing on second-storey windows within budget parameters. Cost-effective materials provided a unique look with the added benefit of low maintenance.

Continued on page C5

«Ceragres would like to congratulate OakWood Renovation Experts on their many years of exceptional work. We are proud to be their trusted project partner.»

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# OakWood

Renovation Experts

Continued from page C4

Heritage work also comes into play in renovations and OakWood has experience both in restoring and recreating traditional elements, as well as adapting projects to maintain heritage integrity. Liptak says restoring and salvaging can take more time but is worth it when it meets the clients' goals.

One project required upgrades while maintaining the original feel and finishes. Removing plaster uncovered original brick which had to be acid washed and sealed and now provides a focal point. Original pine floors were refinished and reclaimed and new matching flooring sourced to create flow throughout the home. Plumbing had to be planned through floor joists, main floor walls and the roof, to maintain the brick walls' integrity.

Liptak-Satov says OakWood demonstrates its commitment to excellence through all of its projects. OakWood has consistently won the Consumer Choice Award for Ottawa's best renovator and home designer every year since it first started in 2008, the BBB's Torch Award, the Ottawa Outstanding Company BOB award, a truckload of Home Builders' Awards and is the only Canadian renovator to meet the Mike Holmes standards.

For more information about The OakWood Group, visit <http://www.oakwood.ca>.



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# Contributions and good-will allow successful 26-year-old business to rebuild quickly Fire strikes, but ADBRO Forming thrives as company receives support from clients and community

STAFF WRITER – The Ottawa Construction News Special Feature

Business had been going well for ADBRO Forming Ltd. as summer approached. The 26-year-old family-owned concrete forming company (which traces its roots to a business owned by president Dave Brown's parents) had experienced a slow winter.

Coincidentally starting with a significant contribution to the GOHBA Habitat for Humanity Blitz Build in March, "things were generally picking up and work was really piling in," Brown said.

"Then I pulled into the lane-way and saw six fire trucks, two paramedics and four police officers . . . You can't describe the feeling you get when you see that it's your own building."



Habitat for Humanity Blitz Build foundation: start to finish



Brown quoting on another project



# ADBRO

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Overnight in late June, a concrete pump had ignited, setting off a fire so powerful that firefighters discovered melted aluminum. (Aluminum melts at 660 degrees Celsius). There were hundreds of thousands of dollars in damage – but thankfully, despite the intense heat, the fire didn't spread to nearby vehicles, fuel tanks or throughout the company's wood-frame shop and headquarters on West-hunt Dr. in Carp.

“Even KC the shop cat, who spent the night in the smoke-filled building, survived with only some minor smoke inhalation injuries,” Brown said. “All of the building's tenants were concerned about KC when they learned of the fire even before they asked about damage to their units.”

A few months later, contractors have almost completed rebuilding ADBRO's offices. Brown has purchased a replacement used concrete pumper for \$240,000.

Brown said construction manager Frank Reynolds called him on the morning of the June 26 fire. “I was here at 6:45. At 7:00 the insurance broker (Bradley's Insurance) was here, RestoreAll was here, and Dominion Insurance was right behind them – they have been phenomenal ever since.”

ADBRO's fire survival story reflects the concept that, if you pay it forward, you will often receive a hand-up when things go wrong for your own business.

GOHBA executive director John Herbert encouraged The Impact! to write this story, reflecting ADBRO's significant, voluntary contribution to the successful Habitat for Humanity Blitz Build in March. The company provided \$11,267 in labour for the three-day intense home-building project. (ADBRO calculated costs to the cent to facilitate Habitat for Humanity's tax receipt.)

“We've contributed to several other Habitat jobs, supported minor sports, play structures, the Carp Splash Pad and other community projects,” says Brown.

ADBRO focuses on custom residential and small commercial concrete forming projects. The company doesn't try to compete for tract building work, nor does it subcontract on large ICI projects.

“We do about \$3 to \$4 million dollars a year and try to keep it there,” Brown said. “We've found over the years that bigger isn't always better. Somehow your margins can erode fairly quickly once you get to a certain size. There's a critical size where you need to go big or go home.”

This is still a sizeable business, nevertheless. The company employs about 15 full-time staff, summer students as they're needed, plus several well-qualified piecework contractors. Dave Brown's wife Terry also works in the business, with their two adult sons.

ADBRO gets most of its work from smaller builders, renovators, and increasingly in recent years, directly from consumers and homeowners. This reflects an increasing do-it-yourself trend and, in some cases, changing construction business practices where, instead of acting as a general contractor and hiring subs, project managers work with homeowners and businesses, who then hire the subcontractors themselves.

The new market dynamics, where ADBRO receives about half of its business from individuals and small businesses, means more up-front work and hand-holding than when knowledgeable general contractors subcontract with clear plans, scheduling and processes. However, in return for the smaller and more diverse client base ADBRO is able to set higher prices and achieves better margins.

Brown says his father started the original forming business in the late 1960s. The family decided the best succession plan would be to incorporate a new business in 1988, and gradually wind down the earlier enterprise. He isn't certain how the next generation will inherit it. “We have



**Firefighters removed the steel roof to access fire smoldering in the building attic**



**Firefighters hosing down ADBRO's boom truck which had been inside the building during the fire and was covered in soot but otherwise undamaged**



**The view after the fire is out**



**The burned-out concrete pump was a total write off**

talked about it, but I'm only 53 years old and have hopefully a few years to go.”

Good-will and good fortune have helped to mitigate the recent fire's losses. Brown said company records were not destroyed, and employees were able to retrieve most of their equipment. “Trevor McNamee of McNamee Con-

crete Ltd. rented a pumper to us to replace the damaged machine until we could replace it,” he said. “As well, Jody Dempsey at Alliance Concrete Pumps arranged for the new pump purchase and also provided an assessment for the value of the burned one. Helped a ton!”

In other words, despite the chaos and confusion on the

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fire day, ADBRO's crews were at their job sites within a few hours, and business continued as Brown and the insurance adjusters started planning to rebuild.

Perhaps ADBRO's mission statement most clearly expresses the company's values and ability to survive challenging circumstances.

ADBRO cultivates long-term relationships with highly respected local builders, 'traditionalists,' if you will, who still hold that quality comes before low price. These builders recognize value, and maintain that

competitors who tender every subcontract in every home to the lowest bidder are doing a disservice to the buyer.

"The question remains: How can a builder maintain consistency and quality when every home is constructed using different (ie. the cheapest) sub-trades? We don't use form-setters paid by piecework like many of our competitors. ADBRO's forming is by ADBRO's people. Our customers prefer the consistency and value that arises from a long term personal relationship between the company's principals. There is no secret to the survival of ADBRO and its customers through the worst recessions (early 1990's, and 2008-2009) this industry has ever seen."

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# Euro Tile & Stone creates new showroom experience

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**EURO**  
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# EURO

TILE & STONE



## STAFF WRITER

– The Ottawa Construction News Special Feature

Euro Tile & Stone's new 11,000 sq. ft. showroom raises the bar with its unparalleled access to fine tile and stone from around the globe. The Hawthorne Rd. building has been designed as a unique experience for architects, designers, contractors and consumers.

The company has been one of Ottawa's premier importers of tile and stone for almost 30 years. Started by Ben Colasanti in 1986, the company grew from a small showroom on Capella Ct. before it moved to a larger building on Belfast Rd. In 2011 Ben, and Sandra, his partner and wife, started planning for the new location.

General manager John Newland says as the company grew it expanded its offerings from basic ceramic tile and stone to include porcelain, glass, mosaic and, increasingly, lines of conventional and artistic ceramic and stone.

"Euro Tile & Stone has found a niche in the market that is all about quality," he said.

"Through its growth the company has stayed focused on fine European products with offerings from Italy, Portugal and Spain to name a few."

Newland says in addition to a conscious decision to provide quality, the Colasantis' connections allow them early access to new products. As a small company they can react quickly to trends.

Architect Len Koffman designed the new headquarters, which includes 50,000 sq. ft. of warehouse space. Bassi Construction built the building. The showroom has been designed by Montreal's Ruscio Studio.

"We were hoping to create a showroom that would inspire and motivate," Newland said. "We selected Ruscio Studio for their experience in display spaces and they certainly created the "wow" factor that we had wanted."

Newland says the design team took full advantage of the 25ft. high ceilings to create a unique and interesting space in which clients can select hard surface finishes.

The experience begins as visitors approach

the building. The ventilated exterior facade incorporates 2' by 4' panels of porcelain tile. Newland says these tiles, which are well-suited to the Canadian climate, may offer inspiration to architects before they even step inside.

The building includes artistic and interesting details. Entering the showroom, for instance, visitors walk on a 4' x 4' porcelain tile floor. Further into the building, a patterned, round glass mosaic of red, gold and white transitions into a 4' x 4' hexagonal tile.

"The displays are meant to be the focus, so the floor is subtle and doesn't distract," says Newland. "Those who take the time to look throughout the showroom will appreciate its detailing and beauty."

Another phenomenal feature is the 17 ft. sculpture of Michelangelo's David created by Decors 3D. Weighing 800 lbs., the sculpture is covered by more than 500 sq. ft. of micro mosaic glass progressing in colour from black at the base to white at the head. A 10 ft. 'urn'

# OHBA 2014 Conference and Awards of Distinction

## September 21-23<sup>rd</sup>, 2014

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#### Business Sessions

- A Housing and Economic Outlook Panel moderated by Neil Rodgers, Tribute Communities, with Ted Tsiakopoulos from CMHC, and Robert Hogue from RBC. This session will discuss the future of the housing market in Ontario.
- An interactive Builders' Panel with Steve Upton, Tridel, Jeff Palkin, New Horizon Homes, Jonathan Whyte, Mountainview Homes, and moderated by GOHBA's Josh Kardish, the Regional Group.
- Dave Hemstad: Comedian; Regular on CBC's The Debaters
- Customer Service Excellence and best practices with Andrew Milne from bv02
- Tarion Update, Smart Home Technology, NRCAN update, and much more!

#### Gala Events

OHBA has switched it up this year and will be hosting the coveted Awards of Distinction on Monday, September 22<sup>nd</sup>.

Dress in your finest for an evening under the stars! The following evening, we will be welcoming our incoming president with a big gala celebration that will conclude our conference festivities.

#### Additional Activities

The Greater Ottawa Home Builders' Association has worked hard planning a truly Canadian opening reception. Come in your favorite Canadian sports jersey, red and white or the infamous Canadian Tuxedo and let's kick off this conference in style!

We also have the every popular conference golf tournament at Stonebridge Golf and Country Club, the Ottawa Housing Tour and a Spa Day at the Holtz Spa.

# WOMEN CONSTRUCTION

## Caroline Castrucci achieves hands-on family business experience as she builds industry relationships

Caroline Castrucci, co-owner and vice-president of Laurysen Kitchens Ltd., grew up in the family business and along the way found her own passion and creative flair for the industry.



Castrucci worked at Laurysen beginning as a young girl in the shop doing odd jobs. The company was founded by her parents John and Adri. She worked her way into the office as a teen, taking on more responsibility. Along the way her father exposed her to various aspects of the business and nurtured her development.

“My dad always made sure my brother and I were involved,” she said. “He introduced us to suppliers and was always proud of our involvement. He was always very hands-on and he showed us how to be as well.”

Castrucci says she remembers attending home builder meetings as a teen as one of only a few women present, homework in tow and when, still as a teen, she learned to be responsible for administrative challenges including negotiating supply contracts.

She says her parents mentored her in the business and also encouraged her to attend the Dale Carnegie program as they had. “Carnegie reaffirmed my confidence, taught me how to walk into a room, how to deliver a handshake and how to deal with people.”

Thirty years later Castrucci says she cannot imagine being anywhere but in the family business, working alongside her brother, husband and two nephews, and staff who have been with the company 25 years and more.

Castrucci has travelled across the country with the various boards and associations she has volunteered with and around Europe meeting suppliers for Laurysen. “My dad always believed in being active in the industry through association involvement and I’ve tried to follow his example.”

Castrucci is past president of both the GOHBA (Greater Ottawa Home Builders' Association) and CKCA (Canadian Kitchen Cabinet Association).



She says her job is different every day, filled with challenges and interesting people. She loves the opportunity for creativity and is studying now to become a certified kitchen designer. She says cabinetry and kitchen designs are a great career choice for women.

“When I started in the business there were very few women,” she said. “Even kitchen designers were more often men. We have women working in our plant who are excellent, especially at the finishing end. They often bring a keen eye for detail and because cabinetry is smaller components, strength is not a factor.”



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**Malcolm Isaacs**, CanPHI director and Canadian 'Passivhaus' pioneer will introduce the main elements of the Passive House Standard, describe the Canadian context, and outline how this approach can be adopted and adapted for local conditions.

**Günter Lang**, leader of the Austrian national Passivhaus network, will present detailed case study examples of the many outstanding commercial, residential and institutional Passivhaus buildings in Austria, which has the highest density of Passivhaus construction of any country in the world.

### EVENT DETAILS

4:30pm	<i>Networking Social</i>
5:00pm	CSC Introduction
5:05pm	<b>Malcolm Isaacs</b> What is a Passive House building? Introduction to the Passive House Standard. Passive House basics: essential elements.
5:35pm	<b>Günter Lang - Part 1</b> Why the Passive House Standard? The challenge of achieving high standards across the whole building sector. From single-family homes to Skyscrapers: Passive House examples. Wooden construction vs. massive construction.
6:25pm	<i>Break</i>
6:40pm	<b>Günter Lang - Part 2</b> New buildings and retrofitting to the Passive House Standard. Passive House – the most economic building standard. Making Passive House Policy: adapting European success to strategies in North America.

**TICKETS: ONLY \$30!**  
Overbrook Community Centre  
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Friday Sept. 26 @ 4:30pm

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panel, covered in cut glass mosaic, incorporates hidden surprises, including beautiful gold foil tile and a hidden creature. “I regularly see people exploring and enjoying these pieces,” Newland says.

Employees at the entrance reception desk greet visitors and provide an option to connect with one of the company’s experienced staff. Appointments can also be booked in advance. Visitors can wander to soak in the details and possibilities, or seek assistance from staff.

The facility has been designed to accommodate the needs of different types of visitors. “For the contractor, time is money, so they want to be in and out as quickly and efficiently as possible. They can call in orders ahead of time and then enter by a separate pick up entrance near shipping where their order will be ready,” Newland said.

Orders can also be placed in-store from the service counter and contractors are free to wait in the large reception area which features displays of tools and other accessories that may be needed, a television, coffee service and a sitting area. Newland says this space is

large enough and designed with enough flexibility to accommodate activities such as supplier seminars.

Architects and designers will be drawn to the specifications and catalogue room which features a glowing table of phosphorescent tile and abundant samples, catalogues, manufacturer sample folders and technical resources to provide inspiration and fuel creativity. “Beyond the products we stock, there are many we can access or source to meet individual needs and specifications,” says Newland.

For consumers, the showroom has been designed to be well-lit and comfortable with product creatively and accessibly displayed. Intended to lead and entice people through, the layout is designed with a variety of areas for specific products and flows to encourage people to take in all there is to see.

Specialty products including sinks of stone, petrified wood and onyx, provide creative inspiration and the opportunity to see products not available anywhere else. “We offer some very unique, outside-the-box op-

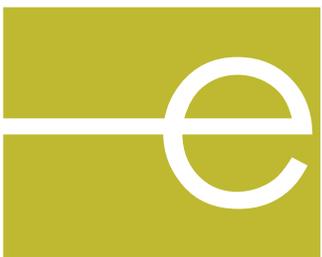
tions, as well as more conventional product – everything from clean and simple to artistic. We also have the largest selection of glass available,” says Newland.

Other unique spaces include the “Home Sweet Home” section. Here Euro Tile & Stone has displayed builders’ standard offerings, where home buyers can select their finishes or get assistance in selecting upgrades.

“Our “Last Call” area is a clearance space like no other. Here we display older stock that has had to be cleared to make way for new products. It is well organized and products are creatively displayed with some great options for people who are concerned about the bottom line.”

Euro Tile & Stone’s new showroom offers the high quality the company has always been known for, now combined with a unique experience and an environment for inspiration.

For more information,  
visit [www.eurotilestone.com](http://www.eurotilestone.com).



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Open 4/29/2014	<a href="#">Cornwall Riverdale Park Pool Basin Demolition</a> (Public) 0023032014	Cornwall Ontario	Heavy/Civil	
Open 4/25/2014	<a href="#">PWGSC Emergency Electrical Power System Maintenance Services</a> (Public) 0004031814	Ottawa Ontario	Supply/Maint.	
Open 4/17/2014	<a href="#">Peterborough Municipal Hazardous Wastes Loading Transportation &amp; Recycling</a> (Public) 0052031914	Peterborough Ontario	Heavy/Civil	
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Open 4/16/2014	<a href="#">CDSBEO St John Bosco Catholic School Addition</a> (Public) 0088032114	Brockville Ontario	General Building	
Open 4/16/2014	<a href="#">Augusta Waste &amp; Recycling Disposal Contract</a> (Public) 0018011514	Augusta Ontario	Supply/Maint.	
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Open 4/15/2014	<a href="#">Cornwall Underground Tank Evaluation</a> (Public) 0022032014	Cornwall Ontario	Heavy/Civil	
Open 4/15/2014	<a href="#">CDSBEO St Edward Catholic School</a> (Public) 0089032114	Westport Ontario	General Building	
Open 4/15/2014	<a href="#">Trent Lakes Roadway Rehabilitation</a> (Public) 0087031414	Bobcaygeon Ontario	Heavy/Civil	
Open 4/11/2014	<a href="#">Lanark Highlands Winter Sand Supply</a> (Public) 0094032014	Lanark Ontario	Supply/Maint.	
Open 4/10/2014	<a href="#">Ottawa Old Prescott Road Asphaltic Overlay</a> (Public) 0006032014	Ottawa Ontario	Heavy/Civil	

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