

## Winston Churchill Prestige Industrial Development

### FEATURE PROJECT



### Project Requirements

A large industrial warehouse complex is currently under construction in southern Mississauga. The project sits on a 47-acre property on Winston Churchill Boulevard, just south of Royal Windsor Drive. Planning for three buildings was approved, and Kenaidan, under a CCDC 5B Construction Management Contract, is providing construction management services.

Throughout the summer and fall of 2020, approximately 500,000 m<sup>3</sup> of existing fill material was engineered to achieve the required bearing capacity for the three buildings as part of the initial site development. The steel structure and precast panels sit on concrete foundations ranging from trench-and-pour walls, formed walls, and foundation pads with piers.

Building #1, facing Winston Churchill Boulevard, used the tilt-up panel construction method, offering an enhanced façade with a smooth finish and modern, stylish reveals. Buildings #2 and #3 exterior are made of precast Flexwalls, designed

for energy efficiency and low maintenance. Each building has one elevation dedicated to loading bays for truck access to the warehouse space. Building #1 has 46 loading docks, Building #2 has 50 loading docks, and Building #3 has 47 loading docks.

All warehouse structures are sizeable - Building #1 is 19,975 m<sup>2</sup> and Building #2 is 23,040 m<sup>2</sup>. Building #3 is the largest at 26,480 m<sup>2</sup> and was built first. The original design was amended to anticipate increased loading on the structure and foundations, and an electrical 5,000 KVA substation was added to provide the electrical service load necessary for tenant operations.

The shell of Building #3 is complete, and tenant improvements have begun. For Building #3, we self-performed 5,690 m<sup>2</sup> of formwork and poured 3,300 m<sup>3</sup> of concrete within the foundations and external elements. The concrete slab-on-grade has a specified flatness and quality of finish to accommodate racking and equipment.

Each structure offers customizable improvements to meet tenants' exact needs. Multiple modifications were made to the existing or ongoing work, varying from adding office space to revising the floor finish, requiring precise coordination between our trades and, in some cases, the tenants' trades.

### Key Challenges

- Incorporating Tenants' office and warehouse improvements
- Managing environmentally protected lands
- Interfacing with the City to extend Hazelhurst Road through the development
- Interfacing with the Region of Peel and Alectra to improve the Winston Churchill and Hazelhurst intersection

## Recently Awarded

**TTC – Islington Station  
Redevelopment**

**Baycrest Apotex  
HVAC**

### Inside This Issue



**FEATURE PROJECT**  
Richview Pumping Station and Reservoir Rehabilitation and Standby Power



**OUR MESSAGE**  
Tokyo Exchange Program



**POINT OF INTEREST**  
Safety Week 2023



# Richview Pumping Station and Reservoir Rehabilitation and Standby Power

FEATURE PROJECT



## Project Requirements

The Richview Pumping Station and Reservoir in Etobicoke is one of eighteen pumping stations operated by Toronto Water. This vital water facility is equipped with five pumps, having a capacity of 454.4 ML/Day. The Richview Reservoir, buried beneath Richview Park, has a valve house and two cells, the North and South Basin, having a combined storage capacity of 142.2 ML.

For this contract, Kenaidan is installing three buried valve chambers and replacing outdated mechanical equipment, valves, and process piping. The facility is also undergoing architectural, structural and electrical upgrades as well as interior and exterior concrete repair and waterproofing replacement of the reservoir. This state of good repair upgrades the facility to ensure the structural integrity of the reservoir and extend its service life.

Another component is constructing a new standby power building and installing natural gas generators, a selective catalytic reduction system, and rooftop radiator units. The work includes associated civil, architectural, structural, building mechanical, electrical, instrumentation, controls, programming, and SCADA integration.

Additionally, modifications will be made to the existing substation, switchgear, and MCC.

Significant landscaping will be installed to restore five soccer fields on top of the North and South Basins for public use and planting of approximately 95 trees.

The pump station operates 24 hours a day, 365 days a year and must remain operational throughout construction.

## Key Challenges

- Phased construction to ensure uninterrupted provision of water to approximately 300,000 residents serviced by the station
- Coordination of shutdowns to accommodate seasonal water demands, City of Toronto supply standards and public use of Richview Park
- Limited workspace due to confined work areas poses a challenge for the installation of large process piping and equipment in an efficient manner

Work began in October 2021 and is scheduled to be substantially complete in April 2024.

## Roles & Responsibilities

**Owner:** City of Toronto  
**Consultant:** WSP Global Inc.  
**Demolition:** Triple M Demolition Inc.  
**Earthworks/Yard Piping:** Pall-Con Construction Ltd.  
**Waterproofing:** Fahoneywell Consulting Inc.  
**Shoring:** Pro Caissons Ltd.  
**Concrete Formwork:** Talvan Construction (Talcon) Inc.  
**Rebar:** Myer Salit Limited O/A Salit Steel  
**Concrete Supply:** Ontario Redimix  
**Masonry:** Safe Unlimited Masonry Inc.  
**Miscellaneous Metals:** Pengelly Iron Works Limited  
**Process Mechanical:** W.A. Stephenson Mechanical Contractors Limited  
**Electrical:** Quantech Electrical Contractors Limited



## Retirement: Ron Young

June 2, 2023 marks the start of a new chapter in Ron's life: retirement!

Ron joined Kenaidan in 2008 and has contributed to many successful projects over the past 15 years, such as the Barrie Surface WTP and Low Lift Pumping Station, Erindale GO Station & Parking Structure - Design-Build, Weston Tunnel - Phase 3 Grade Separation, and Bloomington GO Station, to name just a few.

As a skilled Carpenter Form Setter, Ron supported several of our large-scale self-perform concrete projects. Through training, many new hires benefitted from his support, knowledge sharing, and skills.

We are excited for Ron to spend more time with his family, travel, and pursue his hobbies, including golf.

On behalf of everyone at Kenaidan, we wish Ron the best for a happy and rewarding retirement.

## Dr. Istvan (Steve) Fogarasi Kenaidan Contracting Award

POINT OF INTEREST

In memory of Steve Fogarasi, Kenaidan has established a scholarship at York University – Lassonde School of Engineering. The scholarship is for undergraduate students in the Civil Engineering Program who demonstrate financial need. In 2023, the award will pay for three scholarships, increasing each year with funding to achieve eight scholarships by 2028.

In 2022, Steve passed away in his homeland of Hungary. He was a proud member of Team Kenaidan for 23 years until he retired from his role as Vice President, Engineering in 2017.

This award is one of several that Kenaidan has established at York University since 1999. The criteria remain the same for all of our awards, based on financial need versus academic performance, giving students in need a chance to achieve their goals and reach their potential.

Over the past 24 years, Kenaidan has awarded 501 scholarships to students at York University.



# Tokyo Exchange Program

## OUR MESSAGE

In 2012, Kenaidan developed a technical exchange program with our parent company, Obayashi Corporation. The program allows our staff to learn about Obayashi's technologies and evaluate their practical implementation in Canada. The program furthers our working relationship, allows the exchange of ideas, methodologies and best practices, and combines our capabilities to strengthen corporate knowledge.

Dorin Nita, manager of Kenaidan's Technical Services department, is our most recent participant. In February 2023, he spent four weeks in Tokyo and fully immersed himself in the Obayashi and Japanese culture. Here are some of his reflections and insights:

I was captivated and thrilled, professionally and personally. Seeing Obayashi's business, design, and research facilities, as well as visiting construction sites, was a humbling learning experience.

The unique design concepts and the construction methods developed by their design and technology departments are impressive. The techniques cover a wide area of civil work, including non-open cut and underground widening tunnels, LRV precast systems, lift-up methods for wind turbines and offshore wind power generation structures, pneumatic caissons, inclined braceless excavation shoring, and deck slab replacement for bridges.

I witnessed project challenges like those faced in Canada but on an immensely different scale.

For example, Obayashi is upgrading the Tokyo Station, a major transportation hub with 12 platforms, 40 trains per hour, and 1.5 million daily passengers. By contrast, Toronto's Union Station has 250,000 passengers daily.

An often-used expression, The Japanese Way describes uniqueness, efficiency, and ingenuity. It means a positive attitude towards society and the environment. The Japanese Way of managing a project is keeping the site super clean, with areas delineated by colourful pylons, barriers around equipment, walkways marked with flags and handrails, the ground covered with asphalt or metal decks, and wearing indoor shoes when in the site office to keep it clean.

This philosophy also applies to innovation. Smart materials (e.g., Slimcrete) improve schedules, new tools (e.g., submarine slicer) improve safety and automate activities, and modern approaches increase productivity (e.g., game technology used for analysis).

There is a continuous focus on innovation. Ideas based on research, market exploration, and employee feedback, managed by Obayashi's innovation management system, bring together talented engineers and software developers to develop and introduce new technologies.

I have many people and departments to thank: the Future Technologies department for sharing its vision, especially using the digital twin concept in civil work; Mr. Junichi Hirao and the Civil Engineering Technology Division



for showcasing the latest construction technologies and automation solutions; and the Business Innovation Division for explaining Obayashi's international innovation network and presenting the latest in the AI field. I am grateful to Mr. Fumitaka Katafuchi, Mr. Yuhei Takatoku, and everyone who contributed to the exchange program - you have made this a memorable experience.

We thank Obayashi for their warm hospitality and Dorin for being a wonderful ambassador and imparting his knowledge learned to benefit Kenaidan.

## Safety Week 2023

During the week of May 1-5, Kenaidan held our annual Safety Week celebrations. With the extra challenges we face these days, it is more important than ever to focus our efforts and come together as a team to reinforce good practices and safe work environments to prevent injury and illness. Safety Week celebrates this commitment and teamwork.



Checking out the new MSA Rope Temporary Horizontal Lifeline at the Trillium Health Partners' new M-Site Parking Garage.

During this year's campaign, activities, contests, and BBQ lunches were held at various job sites to show our appreciation for our dedicated workforce.

We extend a special thanks to 3M and Heritage Safety for supporting our initiatives and bringing awareness to the importance of using personal protective equipment and safety on the job. Heirloom Fine Foods and Kings Finest Food provided catering services for the lunches. Also, congratulations to all of the contest prize winners.



Our crew and subcontractors enjoying lunch at our GTAA projects.

Kenaidan is very thankful for our dedicated Health and Safety Team. We recognize and appreciate their exceptional efforts in putting together an informative and engaging safety week and for everything they do to provide a safe work environment, making sure every worker returns home safely. An extra special thank you to the volunteers and sponsors for their hard work – we could not have done it without you!



Our crew and subcontractors after enjoying lunch at the Fleetwood Reservoir project in beautiful British Columbia.



3M demonstrating various fall protection equipment at the Exhibition GO Station.



More smiles at the GTAA as the mid-week activities continue.



Office staff heading outside for lunch to enjoy the sunshine.



# Our Company, Our People

## ROAMING PHOTOGRAPHER



On May 6, Team Kenaidan, family, and friends volunteered at Nova's Ark, an organization using therapy animals and the natural environment to provide an inclusive and distinctive learning environment, as part of our CETA (Care Enough To Act) Community Program. Our team did repairs, built and fixed fences, and painted one of their playgrounds. Afterwards, they met the animals and had a tour of the facility.

Kenaidan welcomed 30 students from Bramalea Secondary School for our second annual Career Day. The students explored various skilled trades, from welding to plumbing, heavy equipment operations to engineering, and drone technology to health and safety.

This opportunity lets them explore trades through hands-on learning at interactive stations, giving them valuable insights about pursuing a rewarding career in construction upon graduation.



## The Kenaidan Triathlon Returns!



Kenaidan kicked off 2023 with a physical activity program to inspire and motivate employees to remain active. It included a weekly Steps Challenge, a motivational poster campaign by the elevators to encourage taking the stairs, and the return of our in-house gym triathlon.

After a three-year hiatus due to the coronavirus pandemic, the Team Kenaidan Triathlon is back, better than ever, with a record number of participants, including employees in BC.

After months of training, the triathlon took place during the last two weeks in March, culminating on March 31 with an awards ceremony and lunch for the athletes and volunteers to celebrate their performance and participation.

The first Kenaidan triathlon was held in 1993, consisting of a 5 km treadmill run, 5 km on a rowing machine, and a 10 km stationary bike ride. Participants compete individually or as part of a team.

### Kenaidan Welcomes

Brent Kilborn, Facilities Coordinator  
Juan-Ré Grundlingh, Financial Cost Accountant  
Patrick Lucey, Project Engineer  
Bill Burns, Millwright Field Manager  
Andrew Carlton, Site Supervisor  
Gabriela Barbosa, Project Manager  
Ashley Naraine, Project Administrator  
Franky Kwong, Project Engineer  
Nick Battcock, Project Engineer  
Nolan Wark, Project Engineer  
Ruba Subeih, Project Coordinator  
Yoshi Shrestha, Project Manager  
Joice Ponce, Project Engineer  
Zahra Asad, Project Engineer

### Congratulations To

Kris Woronko on his promotion to Carpenter Foreman  
Jeff Harbach for obtaining his Gold Seal Certificate (GSC) in Project Management  
Paula Oake on her new role of Quality Control Coordinator  
Joshua Allan for obtaining his Project Management Professional (PMP) designation

### Corporate Sponsorships

Kenaidan recently sponsored:

- Peterborough Minor Hockey Association
- Trillium Health Partners Foundation – Golf Tournament
- Baycrest Foundation – Golf Tournament
- Guelph Minor Lacrosse Team

### Corporate Donations

Kenaidan recently made donations to:

- York University 2023 Contribution to the Dr. Istvan Fogarasi Bursary
- St. Joseph's Healthcare Foundation (Hamilton)

### Contributing Editors:

David Murray, Gian Fortuna, Seamus Rooney, Brian Atkinson, Nilush Abeygoonaratne, Dorin Nita, Marisa Nardini, Andrea Howson, Julie Dorie



### Kenaidan's Mission Statement:

- To provide responsible, quality construction services utilizing superior innovation and expertise.
- To develop and maintain long-term relationships with satisfied clients and suppliers.
- To create a safe, challenging and enjoyable work environment where employees share in corporate growth and success.
- To build on a sound financial base where future development is promoted over short-term gain.



### Kenaidan Contracting Ltd.

7080 Derrycree Drive,  
Mississauga, Ontario, Canada L5W 0G5  
Telephone 905.670.2660

Kenaidan is a registered trademark of Kenaidan Contracting Ltd.

### Kenaidan Contracting Ltd.

4311 Viking Way, Unit 240,  
Richmond, British Columbia, Canada V6V 2K9  
Telephone 604.270.7670