

Celebrating 10 Solid Years of Building | Rideau & Cardinal Join Forces | Letter from Jim Brennan | A Look Back at 10 Years of Projects Updates | On a Personal Note | Happy Holidays from Rideau Construction

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## Happy Holidays from Rideau Construction

*For many of us, the holiday season really is the most wonderful time of the year. A chance to relax, spend time with family and friends, and of course, reflect on the past year – successes and challenges alike.*

*We'd like to take this opportunity to thank everyone - our clients, subcontractors, suppliers, and, of course friends and families - for your support over the past year.*

*From everyone here at Rideau, our best wishes of peace, health and happiness to you and your family during the holiday season and throughout the year to come.*

*Merry Christmas and Happy New Year from everyone at Rideau Construction.*

## RIDEAU®

Nova Scotia  
Royal Bank Building  
1597 Bedford Highway, Suite 202  
Bedford, Nova Scotia  
Canada B4A-1E7  
Tel (902) 835-8205  
Fax (902) 835-8245  
Email: build@rideaucon.ca

New Brunswick  
42 Broad Street  
Saint John, New Brunswick  
Canada E2L 1Y3  
Tel (506) 652-2477  
Fax (506) 652-2160  
Email: cardinal.nb@cardinalconstruction.ca

www.rideaucon.ca

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## Celebrating



## Solid Years of Building

It was 10 years ago that John Furneaux and Jim Brennan set up shop as Rideau Construction in the Royal Bank Building in Bedford, Nova Scotia – and ultimately changed the construction landscape in Atlantic Canada.

As President, John knew Rideau could be a different kind of company. “Jim and I knew that we could run a construction company that was respected in the industry by suppliers, subcontractors and owners. We wanted to provide a level of service to clients never before seen in Nova Scotia.”

“From our very first project in 1993, I think it’s fair to recognize that Rideau has had a positive impact on construction in Nova Scotia,” adds Jim Brennan, past Vice-President of Rideau. “We’ve spent 10 years treating suppliers fairly, effectively raising the bar and the overall professionalism of the industry.”

From day one, Rideau was successful with steady growth and profitability. Recognized as One of the 100 Best Companies to Work For in Atlantic Canada by Progress Magazine in 1997, John credits their growth to teamwork. “The secret to our success has

been our team. We’ve always had a reputation for good people, which continually attracts even better people.”

Five years ago, Rideau was the first General Contractor east of Quebec to receive certification to the ISO 9002:1994 standard. This year Rideau successfully completed integrating ISO 9001:2000 standard, the new upgraded quality management system, positioning Rideau as a credible player in the global market economy.

There have been a lot of changes over the years. Today Rideau, in partnership with Cardinal Construction, employs approximately 100 people across Nova Scotia and New Brunswick. After serving as President of Rideau for 10 years, John is turning the reins over to Jim, who will assume the position of President.

“I think everyone at Rideau should be proud of what we’ve accomplished,” reflects Brennan. “We have a great company that is poised for unlimited success, and we’ve achieved it by treating each other with respect and fairness. And on top of all that, I think everyone would agree the past 10 years has been an incredible ride.”



We'd like to hear from you. Send your feedback to us at [build@rideaucon.ca](mailto:build@rideaucon.ca).

## RIDEAU®

# Rideau & Cardinal Join Forces

Rideau Construction of Nova Scotia and Cardinal Construction of New Brunswick have come together as one of the largest contracting companies in Atlantic Canada.

**“We are now one building contractor, able to offer our clients a wealth of industry experience, construction capability and geographic diversity.”**

Rideau President,  
Jim Brennan

With more than \$100 million in combined annual sales, the new enterprise – which will operate under the Rideau brand – will have approximately 100 employees throughout Nova Scotia and New Brunswick. Jim Brennan becomes President, and Durck deWinter and Ian Boyd have each been appointed Vice President.

“This endeavour reflects the growth and past successes of the two companies,” says new President Jim Brennan. “We are now one building contractor, able to offer our clients a wealth of industry experience, construction capability and geographic diversity.”

“We are excited to combine the strengths of both companies,” adds new Vice President Durck deWinter. “This affiliation will revitalize the market and position Rideau as an industry leader.”

For Cardinal, the merger will bring Rideau's ISO certification to New Brunswick. In return, a big benefit for Rideau, said Mr. Brennan, is access to the New Brunswick marketplace.

**“This affiliation will revitalize the market and position Rideau as an industry leader.”**

Rideau Vice President,  
Durck deWinter

“Rideau has a strong presence in Nova Scotia and we work in different parts of Canada, but New Brunswick is an area we wanted to target. Cardinal is a very strong company so I think it's a good marriage between us,” Mr. Brennan said.

“Rideau has an excellent reputation, and Jim and I go back 20 years together,” Mr. deWinter said. “It's something we've talked about in the past and it just makes sense at this point in time. Together, we can lead the construction industry in Atlantic Canada.”



# Letter from Jim Brennan

*When we started Rideau 10 years ago, we knew construction was a tough business. And every day since then, we've faced tight budgets, continually changing markets and increased competition.*

*Fortunately, we've always had good people - the key to all great companies. Thanks to the efforts of a superior staff and client base, we have built a strong and successful company that is the envy of the industry.*

*As we prepare to mark our 10th anniversary, I want to congratulate and thank all of you for making Rideau the company it is today.*

*I would also like to announce that Rideau Construction is joining forces with Cardinal Construction. Based out of Saint John, New Brunswick, Cardinal has been in business for almost 10 years and is very similar to Rideau in culture and business philosophy.*

*This venture brings together two leading construction companies and management teams, expanding our reach and giving us a physical presence in New Brunswick. This is an opportunity to grow our client base and supplement our team with first-rate people from Cardinal.*

*Together, we now have approximately 100 employees. I welcome two new equity partners and fellow shareholders - Durck deWinter and Ian Boyd. Both Durck and Ian are dynamic individuals, respected by myself and the industry. I look forward to a great future partnership.*

*I know that I, and many others, will always take great pride in the past 10 years, but our future is now. As we celebrate 10 years of great business and embark on an exciting new venture, we will continue to strive to provide professional services, and work closely with our clients to build quality projects, on time and on budget.*

*Thanks again to all of our clients, staff, subcontractors and suppliers for your support in our past and future success.*

Sincerely,

Jim Brennan  
President  
Rideau Construction

## PARTNERSHIP

Over the past 10 years, Rideau Construction and Cardinal Construction have emerged as leading contractors in Atlantic Canada. Today, we have joined forces. Having brought together two of the foremost general contracting and management teams in Atlantic Canada, we now offer our clients an unprecedented range of industry experience, construction capability and geographic diversity. With offices in Bedford and Saint John and a team of approximately 100 people, Rideau is positioned and ready to redefine the market while continuing to deliver the best to our clients.

Bedford, Nova Scotia 902.835.8205 | Saint John, New Brunswick 506.652.2477

[www.rideaucon.ca](http://www.rideaucon.ca)



Durck de Winter  
Vice President

Jim Brennan  
President

Ian Boyd  
Vice President

# A Look Back at 10 Years of Projects

The following are some of the projects we have completed over the past 10 years.

## 1993 Government of Canada Building Bridgewater, Nova Scotia



Government of Canada Building

As Rideau's inaugural project in 1993, the Government of Canada Building in Bridgewater, Nova Scotia, presented a number of unique challenges. The client required a modern building with the latest energy-saving materials and conveniences, but would still conform to the old-style feel and traditional architecture of the surrounding residential neighbourhood.

The final design of the project successfully harmonized the two concerns, ensuring the client had access to the latest conveniences, and the building complemented the surrounding neighbourhood.

## 1994 The Lunenburg Regional Recycling Facility Whynott's Settlements, Nova Scotia

In 1995, the Government of Nova Scotia introduced an ambitious new program - to reduce the amount of waste going to landfills by 75 per cent. The province chose the Lunenburg Regional Recycling Facility, Nova Scotia's newest state-of-the-art waste management facility, as the venue to announce that landmark program.



The Lunenburg Regional Recycling Facility

Designed by Acres International and constructed by Rideau, this 44,000 sf building houses separation and sorting equipment for dry recyclables, processing equipment for incoming organics and mixed waste, and a wide bed vessel composting system. The facility handles in excess of 25,000 tons of municipal solid waste annually.

## Amsterdam Inn Sussex, New Brunswick

As Cardinal's very first project, the Amsterdam Inn in Sussex, New Brunswick, led the way for countless successful construction management projects. Constructed over 12 weeks, the



Amsterdam Inn

Amsterdam Inn was a considerable opportunity and challenge for Cardinal. Meeting the specific requirements of all types of travelers, from families to corporate to disabled guests, required extensive planning.

The end construction features a specially equipped disabled suite, executive suites with kitchenettes, meeting and function facilities including audio-visual capabilities for groups up to 40, and a general dining area.

**Meeting the specific requirements of all types of travelers, from families to corporate to disabled guests, required extensive planning.**

## 1995 Lunenburg Fire Hall Lunenburg, Nova Scotia

Lunenburg has developed a world-wide reputation by paying meticulous attention to its architectural heritage. When the town needed a modern, highly functional fire hall, they chose Rideau to incorporate the design with a facility that would blend in with the heritage of this historic seaport. This thorough process resulted in a modern, highly functional fire hall and a facility reflecting the heritage of this historic seaport.



Lunenburg Fire Hall

## 1996 KFC Taco Bell Program Nova Scotia and New Brunswick

Rideau/2, our small job division, was selected by KFC in 1994 to carry out the Taco Bell Program involving the renovation to 13 KFC outlets throughout Nova Scotia and New Brunswick. Since that time, Rideau has completed more than 20 projects for KFC. The restaurants were fully renovated to accept the Taco Bell product line, while continuing to operate regular hours as a KFC restaurant. The renovation program started in Spring 1996 and was completed in Winter 1997.



KFC Taco Bell Program



## St. Joseph's Hospital Renovations Phases 4C & 6A Saint John, New Brunswick

During the 90s, St. Joseph's Hospital found it had outgrown itself, particularly in the geriatric wards and operating theatres. As a result, Joseph's sought approval for a major upgrading of the facility to accommodate a new discipline of accountability developed for hospitals, and a new era of co-operation evolved between managers, nurses, doctors and other professionals in monitoring effective care in relation to resources. The sophisticated system of health care required high tech equipment and computerized management and information systems.



St. Joseph's Hospital

Cardinal carried out the renovation in two phases. Phase 4C included a complete renovation of two floors for geriatric patients, and Phase 6A included constructing a new operating theatre and cognitive care unit. Due to the intricate details required for operating rooms, Cardinal faced numerous unique challenges in this complex construction.

## Tann Paper Limited Woodstock, New Brunswick



Tann Paper Limited

During the mid-90s, Tann Paper found themselves in need of additional space to meet the demands of their changing industrial business. Working with Gradon+Kapkin Architects, Cardinal constructed a 40,000 sf addition to Tann Paper's industrial plant. The construction management project included a 20,000 sf expansion for new base paper storage, a new Ceruti (a machine which places five different colours of ink onto cigarette papers), and a new Brio Printing Press.

## 1997 Maple Leaf Lounge Halifax, Nova Scotia

The Halifax Airport Improvement program included more than \$25 million in improvements and upgrades, including the construction of the Maple Leaf Lounge. Air Canada's award-winning Maple Leaf Lounges provide travelers with private and serene hideaways in the midst of action packed airports. While constructing the lounge, Rideau had to ensure it could accommodate the many visitors and available services including complimentary beverages, light snacks, a selection of newspapers and magazines, televisions, full business amenities and a conference room. The construction of the Maple Leaf Lounge has made the Halifax International Airport much more efficient and user friendly.



Maple Leaf Lounge



## Centracare Facility Saint John, New Brunswick

The construction of Centracare, an operating psychiatric hospital, consisted of structural steel, masonry and EIFS structure, and interior finishes. During construction, Cardinal had to be mindful of the project's tight deadline, which included a substantial late completion penalty clause. Thanks to the hard work and dedication of Cardinal staff, the project was completed two months early. A Public Private Partnership with the Government of New Brunswick, Centracare is owned by Cardinal Pomerleau Inc.



Centracare Facility



## 1998 School Program Nova Scotia



Halifax West High School

Of the 24 technically advanced schools Rideau has built to date, 13 were part of the Nova Scotia Private Public Partnership projects for the Scotia Learning Centres Consortium.

Beginning with the Madeline Symonds Middle School in Hammonds Plains in 1997, and ending with Park West in Clayton Park in 2002, we also constructed Ridgecliffe in Beechville, Sackville Heights, Eastern Passage Education Centre, Lockview High School in Fall River, Portland Estates Elementary, Ecole Beaubassin in Bedford, Ecole Bois Joli in Dartmouth, Bedford South Elementary, Enfield Elementary, Pictou Elementary and St. Margaret's Bay Elementary.

One of the larger P3 projects was the 150,000 sf Lockview High School, a learning centre for 1100 students. With 38 regular classrooms, 11 specialized classrooms, and an ECO wing for students with special environmental needs, Lockview is a flagship facility for advanced construction.

Another recently completed school is the new Halifax West High School in Clayton Park, completed in 2002. At nearly 185,000 sf, the new Halifax West features 80 classrooms, a double gym with a sprung hardwood floor, a spacious music room and an open-air interior courtyard.

## K.C. Irving Hall, University of New Brunswick Saint John (UNBSJ) Saint John, New Brunswick

Working with DFS Inc. Architects, this project featured four levels with multi-purpose classrooms, offices and science labs.

Consisting of structural steel, pre-cast concrete and aluminum curtain wall, the construction took place over 12 months. Today, the \$4.5 million building provides



K.C. Irving Hall, University of New Brunswick Saint John (UNBSJ)

students with state-of-the-art saltwater and freshwater recirculating systems. The system includes a 90,000-litre storage tank capable of circulating water to laboratory facilities for research of Department of Biology faculty members and students.

## 1999 Alexander Keith's Original Nova Scotia Brewery Halifax, Nova Scotia



Alexander Keith's Nova Scotia Brewery, the oldest working brewery in North America, was constructed by Rideau Construction Inc. on behalf of Oland Breweries, one of the many family breweries owned by Interbrew.

Completed in June of 2000 to rave reviews from the public, the retrofit involved the coordination of an existing historic building, new construction and remodeling to circa 1860, complete with the installation of an owner-supplied microbrewery. The designer for the restoration of the brewery was CBCL/Connors Architects. Rideau also worked in close conjunction with Cadillac Fairview, the landlord of the Brewery Market Facility. This project earned Rideau the "Oland's Brewery Seal of Distinction Honor for 2000."



Exterior and interiors of Alexander Keith's Nova Scotia Brewery

## Wal-Mart Saint John, New Brunswick

Cementing a reputation as a retail construction specialist, Cardinal was awarded their first Wal-Mart contract in 1999. Working with Boigon Petroff Sheppard Architects Inc., and building for the largest retail company in the world, Cardinal worked around several challenging factors including a tight schedule and building on steel piles.

The construction included a structural steel, single level building with foundations founded on structural piles and an EPDM roof. It also included all mechanical and electrical systems, and interior and exterior finishes. This



Wal-Mart - Saint John

130,000 sf lump-sum contract was completed on time and on budget, paving the way for additional Wal-Mart constructions in New Brunswick, Nova Scotia and Prince Edward Island.

**Cementing a reputation as a retail construction specialist, Cardinal was awarded their first Wal-Mart contract in 1999.**

## 2000 Air Terminal Building Halifax International Airport Halifax, Nova Scotia

The last phase of the Halifax Airport Improvement Program opened in 2002, marking the completion of the \$25 million, 187,000 sf expansion and renovation of the existing Terminal Building designed and built by Rideau and WHW Architects.

Accommodating three million travelers annually, the Terminal Building now includes a four times larger Domestic Arrivals and Greeters Area, new Canadian Customs passenger processing and administration space, Immigration and Food Inspection Services, a three times larger International Arrivals Area and new car rental facilities and space for future US Pre-Clearance operations.

This construction was logistically challenging in terms of working in the middle of an operating facility. The Rideau team worked through two winters and had to continually take into consideration the comfort and safety of passengers, and the needs of the airport and their tenants.



Air Terminal Building at the Halifax International Airport

## McAllister Drive Plaza Saint John, New Brunswick

A strip mall constructed of structural steel, EIFS walls, masonry on exterior walls and metal siding, McAllister Drive Plaza has space for three tenants including McDonald's Restaurants and Cleve's Sporting Goods.



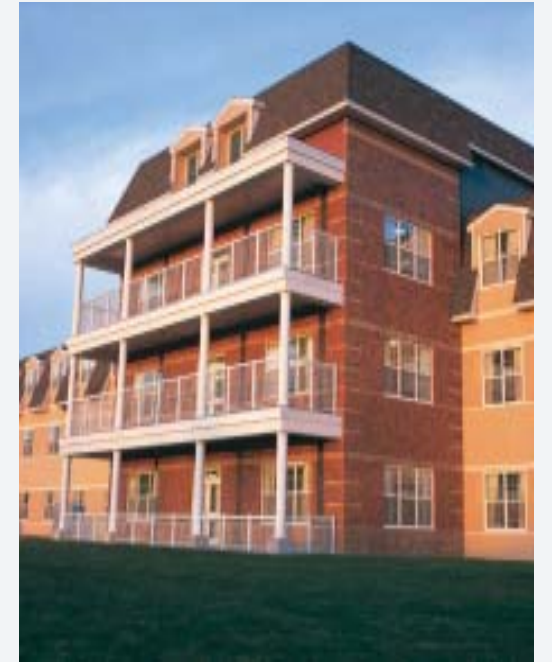
McAllister Drive Plaza

## 2002 Shannex Health Care Facilities Nova Scotia

Construction was completed in 2002 on Rideau's largest tilt-up wall construction to date - the 200,000 sf Shannex Harbourstone Extended Care facility - a complete full-care nursing home overlooking the Sydney River.

The \$18 million construction, which began in August 2001, is a flagship building for Shannex Health Care. Designed by the architectural firm Harvey & MacKenzie, the unique building was constructed using 140 insulated tilt-up panels, 42 non-insulated tilt-up panels and a structural steel frame roof.

Rideau built four projects in Nova Scotia for Shannex - Arborstone, Maplestone, Parkland Estates and Harbourstone. Rideau has recently started construction on a new 132,000 sf enhanced care facility for Shannex in Clayton Park - Cameron Hall.



Harbourstone Extended Care Facility

## 2001 Bishop's Landing Halifax, Nova Scotia

The Bishop's Landing project is a landmark in Halifax's architectural history, marking a return to the Halifax waterfront as a place to live as well as work. Located at the foot of historic Bishop Street in Downtown Halifax, Bishop's Landing is currently the only residential complex on Halifax's harbourfront.

Rideau were the construction managers on this \$35 million project, working in conjunction with Halifax developer Southwest Properties. The two-building, 206 unit facility features restaurants, a workout room, spa, outdoor pool and hot tub. The luxury apartments offer residents a spectacular view of Halifax Harbour.



Bishop's Landing



Started in the spring of 2000, the project was completed in early 2002. In November 2002, the Developer won the prestigious International "Excellence on the Waterfront" Award.

## Combat Systems Repair Facility Saint John, New Brunswick

The Combat Systems Repair Facility is owned by Defense Construction Canada. The building is used to repair hi-tech, top secret ammunitions and sonar systems for the Canadian navy. Two overhead cranes, 10 and 15-ton, are used to unload navy guns located on the front of frigates.



Combat Systems Repair Facility

## Home Depot Moncton, New Brunswick

**Cardinal had earned a solid reputation for retail construction, and was awarded the first Home Depot contract in New Brunswick.**

By 2002, Cardinal had earned a solid reputation for retail construction, and, as a result, was awarded the first Home Depot building supplies retail store contract in New Brunswick.

Awarded in October 2002, the 116,000 sf project had an aggressive completion date for mid-February 2003.

Working with Venchiarutti Gagliardi Architects, the project required extensive sitework (including services), curbs, foundations and asphalt to be completed before early to mid-December of 2002. The building envelope consisted of precast concrete, masonry and metal siding.

Working through adverse winter conditions, the facility was constructed to meet the needs of a large warehouse retailer including a drive through lumberyard and a covered garden area. Thanks to the hard work of Cardinal staff, the facility was ready on time for a Spring Grand Opening.



Home Depot - Moncton

## 2003 O'Regan's Lexus Toyota Halifax, Nova Scotia

Construction was recently completed on O'Regan's new flagship project – the Lexus Toyota dealership on Kempt Road in Halifax. Operations were transferred over on March 1, 2003 - without a hitch - on the new 36,800 sf facility.

This landmark dealership with a showpiece glass exterior is attracting many positive comments and creating a buzz in the industry. Featuring curved glass curtain walls, polished marble floors, a circular showroom and a curved glass staircase, the dealership is unlike any other in our region.

Constructed using a structural steel frame with aluminum panels and a single ply roof, the dealership has a large open-concept service shop with 18 bays. With air conditioning, sound panels and leading-edge hoists, the service shop is an ideal working environment for the technicians.

The superior quality of the Lexus automobile is reflected in the quality of the new dealership. From the impressive entrance with high ceilings and attention to every detail, the new dealership has set the standard for all new automotive dealerships in Metro. With 31,000 sf on the ground floor and 5,800 sf on the second floor, the Lexus Toyota dealership is a large-scale vision of the future possibilities of automobile dealerships.



Exterior and interior photo of O'Regan's Lexus Toyota



Potato Research Facility

## Potato Research Facility Fredericton, New Brunswick

An extensive undertaking by Cardinal, this renovation and addition project to an existing building included many tasks such as interior demolition, complete building demolition, new roadways, new greenhouses and new labs for government services research.

Working with Architects 2000, and in partnership with Herve Pomerleau, Cardinal formed a joint venture to complete this 110,000 sf building in Fall 2003.

## Updates

### Halifax Chrysler Halifax, Nova Scotia

Replacing the Halifax Chrysler on Kempt Road, this new 30,400 sf dealership in Bayer's Lake Industrial Park is well underway. In a race to beat the cold weather, we are currently installing the paving and erecting the concrete tilt-up panels. The Rideau team is working together with the tenant Jake Brogan to ensure completion for the end of March.

### Super 8 Motel Amherst, Nova Scotia

Rideau has started construction on a new 50-bed, 27,300 sf Super 8 Motel in Amherst, Nova Scotia. The motel will feature a conference room, and a pool, waterslide and hot tub. Scheduled to open in May 2004, this is the third Super 8 Motel Rideau has constructed for Pacrim Hospitality. The other two locations are Truro, Nova Scotia and Caraquet, New Brunswick. To work through the colder weather, the Rideau team is using ground heaters and the walls and floor partitions are being prefabricated indoors.

### StFX Physical Sciences Complex Antigonish, Nova Scotia

Work on the 100,000 sf Complex is on schedule. With the building structure basically complete, the installation of face brick, roofing and windows was completed in early December. Mechanical and electrical rough-ins and stud partitions are well advanced, drywall installation began recently, and all major mechanical and electrical equipment is in place. With finish trades and installation of laboratory casework scheduled to start prior to Christmas, project completion and turnover are planned for June 2004.

### New Central Heating Plant CFB Greenwood, Nova Scotia

This new stand-alone facility is for upgrading the existing heating facility at CFB Greenwood. This 10,000 sf project consists of extensive upgrades to the electrical and mechanical systems. Three boilers were pre-purchased by the owner. This project is scheduled to be completed in Winter 2004.

### Sydney Elementary Sydney, Nova Scotia

Construction is underway on the \$7.2 million design/build, 60,000 sf Junior High School in Sydney. Insulated tilt-up sandwich panels have been fabricated and erected and structural steel is 90% complete. Roofing, interior masonry, steel stud, mechanical and electrical rough-ins have commenced. There is a combination of painted concrete and metal siding exterior walls, and a pentagon-shaped library with metal roofing and exposed interior ceiling. This project is scheduled to be completed in July 2004.

### Cameron Hall Halifax, Nova Scotia

A 5-storey retirement residence, this structure is a combination of structural concrete, structural steel and insulated 5-storey tilt-up panels complete with areas of embedded brick. The foundation is complete along with the level one structural slab, and erection of tilt panels is set to begin. The project is scheduled for completion in Summer 2004, the client on this project is Shannex Management Health Care Inc., and the consultant is Harvey & MacKenzie.

## On a Personal Note

We would like to send out congratulations to Chris and Christina Welsh on the birth of their new baby boy, Zachary Andrew McGraw Welsh.

Durck and Bev de Winter welcomed a baby girl (their fourth!), Jayden Catharina. Born on May 16, 2003, Jayden weighed 8lbs 8ozs. Congratulations to the entire family.

Congratulations to Alan and Marcie Harlow who were married on October 18, 2003, in Shelburne, Nova Scotia.

Accountant updates! Mark Tonin has completed his final CGA exam and is awaiting final results - we'll keep our fingers crossed Mark! Andrew Reid is currently studying for his CMA.

Rideau enjoyed a great day of golf on September 18 at Montague Estates. We had a great turnout and all had a good time!

Congratulations to Sherri and Greg Vallis on the birth of their second child, Colby George, born December 5, 2003.

Congratulations to Shannon and Dan Brown on the birth of their second child, Brooklyn Louise, born December 10, 2003.

Rideau employees welcome all the Cardinal employees from their Saint John and Dartmouth offices. We look forward to working with you - so a big WELCOME to the new Rideau team members!



The Rideau Christmas Party took place Saturday, December 6, at the Halifax Citadel, where everyone had a great time! Merry Christmas to all!