



## *Institutional Projects*

### **Little River Ferry Terminal Seismic Upgrade**

- Client: BC Ferry Services
- Prime Consultant: Herold Engineering
- Location: Comox, BC
- Completion: April 2011

Seismic upgrade to ferry terminal. Work includes demolition, structural seismic upgrading, and restoration of finishes. Work undertaken in occupied facility.

### **Comox Valley Waste Depot, Weight Scale Installation**

- Client: Comox Valley Regional District
- Prime Consultant: McGill & Associates
- Location: Courtney, BC
- Completion: May 2011

Installation of truck weigh scales and related work at the Waste Management Centre. Work includes replacement of incoming and outgoing weigh scales, retaining walls, storm drainage, site lighting, and paving.

#### **1. Horseshoe Bay Terminal Overhead Walkway**

- Client: BC Ferries
- Prime Consultant: Clive Grout Architect
- Location: Horseshoe Bay, BC
- Completion: June 2011

Construction of new Overhead Passenger Walkway at Horseshoe Bay Ferry Terminal. Work includes new concrete stairwell, elevator, and two-span steel walkway structure. Walkway will connect vehicle loading area to existing overhead walkway at Passenger Terminal and Horseshoe Bay Village.

#### **2. Renovations of Dockyard Building 100- CFB Esquimalt**

- a. Client: Defense Construction Canada
- b. Prime Consultant: Stantec
- c. Location: CFB Esquimalt- Victoria, BC
- d. Completion: September 2011

Mechanical System Upgrades to Dockyard Building 100. Work includes demolition of ceilings, structural upgrading and supports, complete new mechanical system, related electrical work, and refurbishment of ceilings. Work is undertaken in fully occupied building.

#### **3. Seismic Upgrading to CPR Steamship Terminal**

- a. Client: Provincial Capital Commission
- b. Prime Consultant: Iredale Consultants
- c. Location: Victoria, BC
- d. Completion: November 2011

Structural Seismic Upgrading to Historic Building on Victoria's Inner Harbour. Seismic work includes installation of rock anchors, seismic concrete shear walls, and steel brace frames. Related work includes mechanical and electrical safety upgrades and refurbishment of building exterior.

#### **4. Access Control Building- CFB Comox**

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- a. Client: Department Construction Canada
- b. Prime Consultant: Defense Construction Canada
- c. Gross Floor Area: 200 m<sup>2</sup>
- d. Location: Comox, BC
- e. Completion: May 2009

Security Access Control Building at CFB Comox. Building constructed of cast-in-place concrete and concrete block construction with steel framed roof.

## 5. Saanich Firehall

- Client: Municipality of Saanich
- Prime Consultant: Peterson Galloway Engineers
- Location: Victoria, BC
- Completion: December 2008

This project consisted of a seismic upgrade and minor renovations to the existing Saanich Firehall #3. A complete seismic overhaul of the building was performed to ensure its sustainability as a post disaster emergency response centre.

## 6. Pemberton Memorial Garden

- Client: Vancouver Island Health Authority
- Location: Victoria, BC
- Completion: 2007

## 7. Comosun College Fountain Plaza

- Client: Comosun College
- Prime Consultant: Carl E. Peterson Architect Inc.
- Gross Floor Area: 11,000 sf
- Location: Victoria, BC
- Completion: 2006

In the role of Construction Managers, project consisted of a new main plaza fountain with perimeter hard landscaping and bench seating area.

## 8. Colwood Firehall

- a. Client: City of Colwood
- b. Prime Consultant: Carl Peterson Architect
- c. Gross Floor Area: 2100 m<sup>2</sup>
- d. Location: Colwood, BC
- e. Completion: July 2006

This project consisted of a seismic upgrade and addition to the existing Colwood Firehall. A complete seismic overhaul of the two-storey wood framed building was performed to ensure its sustainability as a post disaster emergency response centre. As well, additional truck bays were added, along with increased office space, shower facilities and a new high-tech alarm centre. All work completed in a fully operational facility.

## 9. Rotary Welcome Garden

- a. Client: Rotary Club of Victoria
- b. Location: Victoria, BC
- c. Completion: April 2005

Construction of a new park at the entrance to the Ogden Point cruise ship terminal at Dallas Road. The Rotary Club of Victoria spearheaded this beautification project at the entrance to Ogden Point. Working together with the Rotary Club, Butchart

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Gardens, and the City of Victoria; Kinetic completed construction of the new park, transforming a simple gravel path to community park with stamped coloured asphalt, planting.

## 10. Old Firehall Gallery

- a. Client: City of Courtney
- b. Prime Consultant: William Fisher Architect
- c. Gross Floor Area: 1000 m2
- d. Location: Courtney, BC
- e. Completion: July 2005

Seismic upgrade and renovations to convert an existing fire hall to accommodate a new art gallery. This project consisted of converting the old Courtenay Fire Hall into the Comox Valley Centre for the Arts. Following a seismic upgrade to the building and the construction of a new exterior façade, the existing building was gutted to allow for the construction of a new gallery, offices, retail space and public use areas. Site improvements included a rock wall, new unit paving and improved access to the building.

## 11. CPR Terminal Additional

- a. Client: Provincial Capital Commission
- b. Prime Consultant: Chow & Fleischauer Architects
- c. Gross Floor Area: 200 m2
- d. Location: Victoria, BC
- e. Completion: May 2003

Elevator and stairwell addition to the historic CPR Terminal Building on Belleville Street. This project involved a 3 storey steel framed addition with glazed curtainwall cladding. Existing Wax Museum on lower 2 floors of existing building remained in operation throughout construction. Work was performed on a construction management basis. Kinetic is also the Construction Manager on the seismic upgrade and restoration, completed in 2011.

## 12. Sanscha Community Cultural Centre

- a. Client: Sidney and North Saanich Memorial Society
- b. Prime Consultant: Ladi Holovsky Architect
- c. Gross Floor Area: 2300 m2
- d. Location: Sidney, BC
- e. Completion: September 2001

Construction of a new community cultural centre including a 300 seat theatre, exhibition hall, activity rooms, and renovations to the existing community hall. This project is a wood frame, single storey, slab on grade structure, with a vaulted roof structure, masonry and cedar shingle exterior, built up and asphalt shingled roof, and high quality interior finishes.

## 13. Buoy Maintenance Facility Building

- a. Client: Public Works Canada, Canadian Coast Guard
- b. Prime Consultant: Public Works Canada
- c. Gross Floor Area: 1300 m2
- d. Location: Victoria, BC
- e. Completion: April 1999

Seismic upgrading of heritage building involved removal of load bearing masonry brick walls and installation of new support beams, load bearing walls and strengthening of floor structure. Renovations included new cashier and public information areas. Work was completed in fully occupied building with minimal disruption to City Hall operations.

## 14. Victoria City hall Renovations, Phase 1

- a. Client: City of Victoria
- b. Prime Consultant: Chow & Fleischauer Architects
- c. Gross Floor Area: 1800 m2
- d. Location: Victoria, BC
- e. Completion: November 1999

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Seismic upgrading of heritage building involved removal of load bearing masonry brick walls and installation of new support beams, load bearing walls and strengthening of floor structure. Renovations included new cashier and public information areas. Work was completed in fully occupied building with minimal disruption to City Hall operations.

15. **Air Craft Wash Facility- CFB Comox**
  - a. Client: Department of National Defense
  - b. Prime Consultant: Jensen Group Architects
  - c. Gross Floor Area: 2600 m<sup>2</sup>
  - d. Location: Comox, BC
  - e. Completion: July 1998

Design and construction of a new aircraft hangar to automatically wash and rinse the Aurora, Hercules, and Buffalo aircraft. Building is a clear span pre-engineered building with standing seam metal roof, metal wall cladding, and epoxy paint finishes. This facility has a fully automated wash and rinse system that ensures that the optimal amount of soap and water is used for each aircraft.

16. **University of Victoria- Fountain and Plaza**
  - a. Client: University of Victoria
  - b. Prime Consultant: Vaughn Landscape Planning and Design
  - c. Location: Victoria, BC
  - d. Completion: April 1994

Construction of a fountain and surrounding plaza on the University campus. This feature fountain and plaza is located in front of the McPherson Library and is a focal point for the inner campus buildings. High quality architectural concrete weir walls and planters abut large blasted rock boulders resulting in a unique fountain design. A large reflecting pool and seating with benches and planters surrounds the pool.

17. **Interior and Exterior Renovations of Federal Building**
  - a. Client: Public Works and Government Services Canada
  - b. Prime Consultant: Irwin Kew Architects
  - c. Gross Floor Area: 21,000 m<sup>2</sup>
  - d. Location: Victoria, BC
  - e. Completion: December 1994

Seismic upgrade and interior and exterior renovations to the former main postal operations building. This six-storey building was completed renovated to change its use to retail on the main floor and offices on the upper floors. Seismic upgrading of this building involved underpinning and bracing the existing foundations, installation of rock anchors in the basement and construction of new concrete shear walls for the entire height of the building.

18. **Air Traffic Control Tower- Victoria International Airport**
  - a. Client: Public Works Canada, Government Services Canada
  - b. Prime Consultant: Irwin Kew Architects
  - c. Gross Floor Area: 2200 m<sup>2</sup>
  - d. Location: Victoria, BC
  - e. Completion: November 1988

Construction of an air traffic control tower at Victoria International Airport. Facilities within this building included air traffic control operations center and a training facility for air traffic controllers. This project involved the use of complex structural steel work for the control tower cab, use of high performance glazing and Glasweld exterior panels. Advanced radar and communication systems were installed into this control tower. This building was constructed adjacent to an active taxiway and flight training school.

## 2. Education

### 1. Addition to Ripple Rock Elementary

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- a. Client: School District # 72- Campbell River
- b. Prime Consultant: McFarland Marceau Architects
- c. Location: Campbell River, BC
- d. Completion: June 2011

Classroom Addition to existing and occupied elementary school. Work includes two storey addition constructed of glulam columns and beams, steel floor and roof decking, wood-framed walls and exterior metal cladding.

## **2. Margret Jenkins Elementary School**

- e. Client: School District #61 Greater Victoria
- f. Prime Consultant: Brand Shuya Architect
- g. Gross Floor Area: 4500 m2
- h. Location: Victoria, BC
- i. Completion: August 2009

Seismic upgrading of elementary school, and replacement of interior finishes to affected rooms. This project required asbestos abatement, installation of GEWI pile anchors, full height (3 storey) steel brace frames to 1914 building anchored to existing structure, full height (2 storey) concrete shear walls to 1956 building anchored to existing structure, and steel anchors connecting wood frame roof members in the attic to masonry walls and ceiling framing. Plywood floor diaphragms and miscellaneous floor to wall anchors were installed in the 1914 building. Structural steel stud framing was installed at various unreinforced masonry walls to provide stability.

## **3. University of Victoria- Priestly Law Library**

- a. Client: University of Victoria
- b. Prime Consultant: Chow Low Hammond Architects
- c. Gross Floor Area: 5600 m2
- d. Location: Victoria, BC
- e. Completion: September 2009

Extensive renovations to the Priestly Law Library, including adding a mezzanine on the second floor. This project involved the complete strip out of the interior of the existing Law Library and installation of new Architectural featured walls, ceilings and millwork. Also part of the contract included seismic restraint of an existing ceiling and construction of a steel supported mezzanine.

## **4. University of Victoria- Petch Building Biochemistry Lab**

- a. Client: University of Victoria
- b. Prime Consultant: Chow Low Hammond Architects
- c. Gross Floor Area: 600 m2
- d. Location: Victoria, BC
- e. Completion: October 2008

Renovation to existing Biochemistry labs. This Construction Management project involved the renovation to teaching lab, research lab, and associated prep and cleaning areas. The scope included new floor plans, millwork, finishes, and equipment. The work was completed in an occupied building and finished on time and on budget.

## **5. Support Services Building- University of Victoria**

- a. Client: University of Victoria
- b. Prime Consultant: CEI Architects
- c. Gross Floor Area: 3800 m2
- d. Location: Qualicum, BC
- e. Completion: October 2008

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Administrative Office Building for university executive and support staff. This new building is a two-storey concrete structure with wood timber roof structures at the main entrance, atrium, and north stairwell. Envelope & cladding is pre-finished aluminium panels with high performance glazing. Building is designed to LEED® Gold Standard.

## 6. Mount Douglas Secondary School

- a. Client: Greater Victoria School District #61
- b. Prime Consultant: TBG Seismic Consultants
- c. Gross Floor Area: 8500 m2
- d. Location: Victoria, BC
- e. Completion: October 2008

Seismic upgrading of secondary school, new elevator and stairwell, and renovations to change rooms and washrooms. This challenging project included structural seismic upgrading of entire school including exterior concrete buttress restraints, reinforcement of existing concrete block walls, interior and exterior steel ring beams, & steel reinforcement of non-load bearing partitions. New washrooms and change rooms, and extensive renovations to dance studio, boardroom, & woodworking shop. A new elevator addition to the south wing was added with new stair and entrance. Work carried out in fully occupied school.

## 7. St Margaret's Junior School

- a. Client: St Margaret's school
- b. Prime Consultant: Garyali Architects
- c. Gross Floor Area: 2000 m2
- d. Location: Victoria, BC
- e. Completion: April 2006

New 1,947 m2, two storey Junior School and associated siteworks. Meeting a LEED® Silver Certification, this project is an excellent example of alternative energy useage. From groundwater geothermal systems heating the building, to new low energy automated lighting systems, all aspects of this unique building were designed with the environment in mind. Exterior garden swales, grass-grid and Aqua-pave ensure the sustainability of not only the project, but neighbouring sites as well. Kinetic Construction was able to achieve this without any sacrifice to the high level of custom finish and detail required for this unique building.

## 8. Gordon Head Middle School

- a. Client: Greater Victoria School District #61
- b. Prime Consultant: Brad Shuya Architects
- c. Gross Floor Area: 4000 m2
- d. Location: Victoria, BC
- e. Completion: December 2006

Conversion of elementary school to middle school, including additions, seismic upgrading, & renovations. This project was constructed while existing school on site remained in operation. The project has a doublewide gymnasium, drama and music room and shop area that serves as both teaching and community use space. Seismic upgrading and renovation was completed in several phases.

## 9. GE Bonner Middle School

- a. Client: Cowichan Valley School District #79
- b. Prime Consultant: CJP Architects
- c. Gross Floor Area: 5800 m2
- d. Location: Cowichan Valley, BC
- e. Completion: December 2006

Demolition of the existing south classroom wing to allow for the construction of a new 4,200 m2 addition, consisting of multi-purpose room, media-tech room and a two storey classroom block. Seismic upgrading & renovations to the north wing,



consisting of general offices, gymnasium and the incorporation of new change rooms. This project was completed in three phases over eighteen months, to allow the existing school to remain occupied and in use. During the summer months, critical path work as fast-tracked to provide minimum impact to the fully operational school activities.

#### **10. University of Victoria- 294 Dormitory Student Housing**

- a. Client: University of Victoria
- b. Prime Consultant: Jensen Group Architects
- c. Gross Floor Area: 6000 m<sup>2</sup>
- d. Location: Victoria, BC
- e. Completion: June 2004

Construction of a 294 Bed dormitory style student residence on the University campus. This 294-unit student residence is a 4 storey wood framed structure with a separate single storey wood framed storage building. All rooms are single occupancy bedrooms with shared amenities including washrooms, lounges, laundry, and service rooms. This project is located near the entrance to the University on the "Ring Road" and is a very visible landmark structure at the University.

#### **11. University of Victoria- 126 Bed Dormitory Student Housing**

- a. Client: University of Victoria
- b. Prime Consultant: Moore Paterson Architects
- c. Gross Floor Area: 3100 m<sup>2</sup>
- d. Location: Victoria, BC
- e. Completion: August 2004

Construction of a 126 bed dormitory style student residence on the University campus. This 126 bed student residence is a 7 storey concrete structure. All units are on bedroom with shared amenities including washroom, lounges, storage, laundry, and service rooms.

#### **12. Crystal View Elementary School**

- a. Client: School District #62 Sooke
- b. Prime Consultant: Garyali Architect
- c. Gross Floor Area: 2200 m<sup>2</sup>
- d. Location: Sooke, BC
- e. Completion: January 2003

Construction of a new 2,175m<sup>2</sup> elementary school with 9 classrooms, multi purpose room, media room, gymnasium, administrative support facilities, playfield, and adjacent play areas. This school and playfield is built on a dynamic and challenging site. Special consideration was required to address the extreme nature of the landscape and environmental impact of the construction to the adjacent parkland. The school is a very unique design and exceptional attention to detail was required to achieve the high level of finishes evident in the end product.

#### **13. Banff Community High School**

- a. Client: Canadian Rockies School Division #12
- b. Prime Consultant: Graham Edmonds Architects
- c. Gross Floor Area: 3700 m<sup>2</sup>
- d. Location: Sooke, BC
- e. Completion: July 2003

Partial deconstruction and selective demolition, construction of new administration wing and front entry addition, and complete renovation and modernization of existing secondary school. Construction included the addition of a "Great Hall" in heavy timber construction, replacement of all curtain wall glazing, interior finishes, and sitework. This project has been certified "LEED – Silver" by the Canada Green Building Council.

#### **14. T. Gil Bunch Performing Arts School**

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- a. Client: Brentwood College Foundation
- b. Prime Consultant: Paul Merrick Architects
- c. Gross Floor Area: 2500 m2
- d. Location: Victoria, BC
- e. Completion: July 2003

Construction of a new 420 seat performing arts theatre for a private school located in Mill Bay. Additional functions include classrooms, a dance studio, multi-purpose room and administration. The theatre will serve both the school and the local community. The theatre includes an orchestra lift, extensive acoustic treatments, and top quality custom millwork and finishes. The site is located on the waterfront and will include a geothermal seawater loop for heating and cooling the building.

## 15. Colwood Elementary School

- a. Client: School District #62 Sooke
- b. Prime Consultant: John Neilson Architect
- c. Gross Floor Area: 2300 m2
- d. Location: Sooke, BC
- e. Completion: August 2002

New Elementary School including playfield and demolition of existing school. This project was constructed while existing school on site remained in operation. Demolition of existing school and construction of playfield completed during summer months.

## 16. Dr. Folkins Community School

- a. Client: Buffalo Regional Trail Div. # 28
- b. Prime Consultant: Wood O'Neill Architects
- c. Gross Floor Area: 3,100 m2
- d. Location: Chauvin, AB
- e. Completion: May 2001

Renovation, Gymnasium Addition and Site Improvements to a 33,000 SF school facility. Work included phasing and coordinating major structural, mechanical, electrical upgrading, and new interior and exterior finishes. All work was completed while school remained fully operational during the school year.

## 17. St. Margaret's Senior School

- a. Client: St. Margaret's School
- b. Prime Consultant: Garyali Architects
- c. Gross Floor Area: 2600 m2
- d. Location: Victoria, BC
- e. Completion: September 2001

Additions of an administrative area and music wing as well as comprehensive renovations to the existing school. This project was completed in four months starting May 2001 and finishing September 2001 so that the school could be fully operational for the new school year. Construction methods and procedures were fast tracked to allow for an expedited completion date. Concurrently, careful attention to detail was maintained by the project team to provide an exceptional level of custom interior and exterior finishes for this high profile project.

## 18. Ballenas Secondary School

- a. Client: School District #69- Qualicum
- b. Prime Consultant: John Neilson Architects
- c. Gross Floor Area: 3100 m2
- d. Location: Qualicum, BC
- e. Completion: December 2001



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Gymnasium and classroom addition of 3,100 m<sup>2</sup> as well as minor renovations to existing secondary school. This project was completed on schedule in 38 weeks. All work was completed while school was in operation. Interior renovations in occupied areas were carried out during summer break and facilitated classes going back into session upon return in an expanded and revitalized area. Project also included extensive changes to site services.

## 19. Oaklands School and Community Centre

- a. Client: Victoria School district #61
- b. Prime Consultant: Garyali Architects
- c. Gross Floor Area: 3700 m<sup>2</sup>
- d. Location: Cowichan Valley, BC
- e. Completion: June 2000

Restoration and seismic upgrading of three storey 1912 elementary school and construction of a new 12 classroom addition and community centre adjoining the school. This project involved the seismic upgrading, and restoration of the existing 1912 school. The 1920 and 1950 additions were demolished to allow construction of a 12-classroom wing. Work included the exterior restoration of all brickwork, repairs to cornices, wood windows, as well as interior restoration of all interior woodwork, slate chalkboards, and main staircase. Seismic upgrading included casting new concrete shearwalls, steel columns and cross bracing, and installation of rock anchors in the basement foundations. New construction work was performed while keeping the school in operation.

## 20. Duncan Elementary School

- a. Client: Sooke School District #62
- b. Prime Consultant: Garyali Architects
- c. Gross Floor Area: 1800 m<sup>2</sup>
- d. Location: Duncan, BC
- e. Completion: July 2000

Renovation, Gymnasium Addition and Site Improvements to a 33,000 SF school facility. Work included phasing and coordinating major structural, mechanical, electrical upgrading, and new interior and exterior finishes. All work was completed while school remained fully operational during the school year.

## 21. Vancouver Island University- Developmental Education Building

- a. Client: Vancouver Island University
- b. Prime Consultant: Wade Williams Architects
- c. Gross Floor Area: 2500 m<sup>2</sup>
- d. Location: Victoria, BC
- e. Completion: May 1996

Construction of a 2,500 m<sup>2</sup>, two-storey institutional building comprised of laboratories, classrooms and offices. This project involved the use of up to two storey reinforced concrete shear walls that were also architecturally exposed concrete with a sandblasted finish. Structural steel was used for framing the floors, exterior walls and roof. High performance thermal glazing was used for all windows.

## 22. Lampson Street School Rehabilitation

- a. Client: School District #61- Victoria
- b. Prime Consultant: Campbell Moore Architects
- c. Gross Floor Area: 4400 m<sup>2</sup>
- d. Location: Victoria, BC
- e. Completion: March 1994

Restoration and seismic upgrading of three storey 1908/1914 elementary school, including classrooms, auditorium, washrooms, administration offices, and library. This project involved the complete gutting, seismic safety upgrading, and restoration of the existing building. Work included the exterior restoration of all brickwork, terra cotta, wood windows, skylights, and front entry,



as well as interior restoration of all woodwork, architrave, slate chalkboards, and main staircase. Seismic upgrading included casting new concrete shearwalls, steel columns and cross bracing, and tying in of existing masonry. Project received the Masonry Institute of BC's 1994 Masonry Design Award.

### **23. University of Victoria- Married Student Housing, Village 5**

- a. Client: University of Victoria
- b. Prime Consultant: Campbell Moore Architects
- c. Gross Floor Area: 5000 m2
- d. Location: Victoria, BC
- e. Completion: May 1993

Construction of two three-storey apartment buildings to house married students on the University campus. This 60-unit housing project was completed in 10 months. Each unit had two or three bedrooms, study room, kitchen, dining and living rooms. Data wiring was installed to all units to allow connection to the university's computer network. Parking facilities were provided for 80 vehicles. This building was used as a residence for athletes during the 1994 Commonwealth Games.

## **3. Health care**

### **1. Royal Jubilee Hospital- Pharmacy Re-location**

- a. Client: Vancouver Island Health Authority
- b. Prime Consultant: InsideOut Planning & Architecture
- c. Gross Floor Area: 1500 m2
- d. Location: Victoria, BC
- e. Completion: September 2011

Develop existing stores space for pharmacy dispensary in lower level of D&T building. Work includes construction of a demising wall, office and electrical and mechanical upgrades.

### **2. Royal Jubilee Hospital- Pharmacy**

- a. Client: Vancouver island Health Authority
- b. Prime Consultant: CEI Architecture
- c. Gross Floor Area: 200 m2
- d. Location: Victoria, BC
- e. Completion: January 2009

Renovation of existing space in D&T Building for a new retail pharmacy

### **3. St. Joseph's Hospital- Window Replacement**

- a. Client: St. Joseph's Hospital
- b. Prime Consultant: Bradley Shuya Architecture
- c. Gross Floor Area: 268 m2
- d. Location: Comox, BC
- e. Completion: May 2009

Window replacement on weather -side exterior walls. Re-pointing of brick facade for same target.

### **4. Royal Jubilee Hospital- High Intensity Heart Health**

- a. Client: Vancouver Island Health Authority
- b. Prime Consultant: Warner James Architecture
- c. Gross Floor Area: 380 m2
- d. Location: Victoria, BC
- e. Completion: March 2008



Renovations to existing Cardiac Unit to provide treatment and recovery facilities for short stay patients. Phased renovations to provide Cardiac Short Stay facility and offices for the High Intensity Heart Health program on 3rd Floor of the Diagnostic & Treatment Building. Due to proximity of cardiac surgical departments, construction was completed with very stringent noise and dust control measures.

#### **5. Royal Jubilee Hospital- Eric Martin Pavilion 5<sup>th</sup> Floor**

- a. Client: Vancouver Island Health Authority
- b. Prime Consultant: Inside Out Architecture & Planning
- c. Gross Floor Area: 3300 m<sup>2</sup>
- d. Location: Victoria, BC
- e. Completion: May 2008

Phased renovations to 5th floor of Eric Martin Pavilion. Major renovations to 5th Floor of Psychiatric Care facility. Work completed in two phases including removal of asbestos in ceiling spaces, removal and replacement of ceilings, and mechanical and electrical upgrades. All work done in fully operational facility with limited site.

#### **6. Royal Jubilee Hospital- Microbiology Laboratory**

- a. Client: Vancouver island health Authority
- b. Prime Consultant: CEI Architects
- c. Gross Floor Area: 2400 m<sup>2</sup>
- d. Location: Victoria, BC
- e. Completion: May 2008

Renovations to provide new Microbiology Laboratory and Outpatient Laboratory. Phased renovations to accommodate the relocation of the Microbiology Laboratory from Victoria General Hospital to the Diagnostic and Treatment Building at the Royal Jubilee Hospital. Additional renovations to accommodate relocation of the Outpatient Laboratory from the Diagnostic & Treatment Building to West Block Building at Royal Jubilee Hospital. Construction included coordination of mechanical and electrical services for new lab equipment, and construction of level 2 isolation rooms.

#### **7. Gorge Road Hospital- Material Management Renovations**

- a. Client: Vancouver Island Health Authority
- b. Prime Consultant: Inside Out Planning & Architecture
- c. Gross Floor Area: 820 m<sup>2</sup>
- d. Location: Victoria, BC
- e. Completion: May 2008

Renovations to accommodate relocation of Purchasing and Materials Management Departments. Demolition and renovations of the existing rehab area along with associated mechanical and electrical work to accommodate additional staff offices. Work was performed in compliance with VIHA infection control procedures and requirements. This project will be completed as scheduled and within.

#### **8. Royal Jubilee Hospital- Geriatric Outpatient Clinic**

- a. Client: Vancouver Island Health Authority
- b. Prime Consultant: Stantec Architecture
- c. Gross Floor Area: 420 m<sup>2</sup>
- d. Location: Victoria, BC
- e. Completion: June 2008

Renovations to provide new Geriatric Outpatient Clinic in existing building. Demolition and extensive renovations to the Memorial Pavilion to provide new clinic. Work completed in existing, fully operational geriatric care facility.

#### **9. Ayre Manor Complex Care & Assisted Living Facility**



- a. Client: Benbow & Brown Consulting
- b. Prime Consultant: Jensen Group Architects
- c. Gross Floor Area: 4700 m2
- d. Location: Sooke, BC
- e. Completion: July 2008

New 25 Unit Assisted Living residence and 32 Bed Complex Care facility. This “Complex of Care” facility is a new wood-framed building with a 3 storey Assisted Living residence adjoining a single-storey Complex Care facility. Commercial kitchen, dining rooms, lounges, laundry facilities, activity rooms, bathing rooms, and administrative offices form part of the facility with extensive patios & garden.

#### **10. Nanaimo Regional General Hospital- Palliative Care**

- a. Client: Vancouver Island Health Authority
- b. Prime Consultant: David Poiron Architect
- c. Gross Floor Area: 1100 m2
- d. Location: Victoria, BC
- e. Completion: October 2008

Renovations to create Palliative Care wing. Demolition and major renovations to create Palliative Care unit in single storey wing of Nanaimo Regional General Hospital. All work done in fully operational facility with limited site.

#### **11. Nanaimo Regional General Hospital- Palliative Care**

- a. Client: Vancouver Island Health Authority
- b. Prime Consultant: David Poiron Architect
- c. Gross Floor Area: 1100 m2
- d. Location: Nanaimo, BC
- e. Completion: October 2008

Nanaimo, BC Renovations to create Palliative Care wing. Demolition and major renovations to create Palliative Care unit in single storey wing of Nanaimo Regional General Hospital. All work done in fully operational facility with limited site access.

#### **12. The Lodge at Broadmead- Veterans’ Link**

- a. Client: Tillicum & Veterans’ Care Society
- b. Prime Consultant: Raymond Goldsworthy Architects
- c. Location: Victoria, BC
- d. Completion: May 2007

Construction of a link addition and related renovations to complex care facility. Link addition constructed in existing courtyard, and renovations completed in two sequential phases. Work completed with no disruption to building services and operational programs.

#### **13. Victoria General Hospital- CPS Stores Renovation**

- a. Client: Vancouver Island Health Authority
- b. Prime Consultant: CEI Architecture
- c. Gross Floor Area: 150 m2
- d. Location: Victoria, BC
- e. Completion: June 2007

Renovations to provide additional ETO equipment sterilizers, offices and lunchroom in Central Processing & Stores areas. Phased renovations in Central Processing to provide upgrading and additional space for ETO equipment sterilizers. Construction of new offices and lunchroom in Stores department. Work completed within Stores and CPS departments with no disruption to ongoing operations.



#### **14. Victoria General Hospital- Out-patient Neuro Rehabilitation Renovation**

- a. Client: Vancouver Island Health Authority
- b. Prime Consultant: CEI Architecture and Planning
- c. Gross Floor Area: 1336 m2
- d. Location: Victoria, BC
- e. Completion: August 2006

The renovation of approximately 1,336 m2 of the 2nd and 3rd level of an existing, functioning facility to create a new Out-Patient Rehabilitation Facility with a preadmission clinic, human resources, bed control, cashier, PIC clinic, therapy services, and neuro rehabilitation. The area was deconstructed and stripped out first, followed by a completely new interior layout with an extensive mechanical and electrical reconfiguration. The work was completed in seven sequential phases while the facility continued normal operations without interruption. Infectious disease control measures and noise mitigation was in effect throughout project.

#### **15. Royal Jubilee Hospital- Electrophysiology Laboratories**

- a. Client: Vancouver Island Health Authority
- b. Prime Consultant: De Hoog & Kierulf Architects
- c. Gross Floor Area: 300 m2
- d. Location: Victoria, BC
- e. Completion: August 2006

Renovation of 290 m2 existing shell space within the D & T building into 2 new Electrophysiology Labs for heart surgery. This project was undertaken in the middle of the hospital's critical care and surgery departments under the most stringent dust and noise control guidelines.

#### **16. Victoria General Hospital- Medical School Addition**

- a. Client: Vancouver Island Health Authority
- b. Prime Consultant: Warren James Architecture
- c. Gross Floor Area: 1400 m2
- d. Location: Victoria, BC
- e. Completion: August 2006

Construction of a 700 m2 2 storey addition to the D & T building at Victoria General Hospital to house the new Island Medical School program. The building is a cast in place concrete and steel structure with Alucobond architectural panel exterior finish. The building interior consists of state of the art classroom facilities, staff offices and residences. This project will be complete on time and within budget.

#### **17. Royal Jubilee Hospital- Medical School**

- a. Client: Vancouver island Health Authority
- b. Prime Consultant: Warner James Architecture
- c. Gross Floor Area: 1800 m2
- d. Location: Victoria, BC
- e. Completion: August 2006

Demolition of existing 1,420 m2 main floor space along with associated mechanical and electrical work of the Coronation Building at the Royal Jubilee Hospital. Renovations and construction of new facilities for the Medical School within the Main Floor and Basement spaces of the Coronation Building. Construction of a 360 m2 two storey addition on the north side of the Coronation Building and related site improvements. The work was completed while the facility continued regular operations without major disruptions.

#### **18. Victoria General Hospital- 5<sup>th</sup> floor in-patient rehabilitation renovation**

- a. Client: Vancouver Island Health Authority

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- b. Prime Consultant: CEI Architecture and Planning
- c. Gross Floor Area: 1500 m<sup>2</sup>
- d. Location: Victoria, BC
- e. Completion: March 2004

The renovation of approximately 1500 m<sup>2</sup> of the 5th floor of an existing, functioning facility to create a new In-Patient Rehabilitation Facility with 20 beds, physiotherapy, exercise, administration/nursing, and dining areas. The area was deconstructed and stripped out first, followed by a completely new interior layout with an extensive mechanical and electrical reconfiguration. Underslab plumbing work was carried out within a fully occupied paediatric ward on the floor below. The work was completed while the facility continued regular operations without major disruptions.

## 19. Saanich Peninsula Hospital Palliative Care

- a. Client: Vancouver island health Authority
- b. Prime Consultant: Bas Smith Architects
- c. Gross Floor Area: 900 m<sup>2</sup>
- d. Location: Saanich, BC
- e. Completion: November 2004

New addition and renovations to existing areas of the Saanich Peninsula Hospital for a new Palliative Care Unit. This project required extensive demolition and renovation in an existing operational wing of the hospital. Coordination with the hospital staff was required to ensure that all services remained operational during the upgrade. Careful planning and monitoring of temporary hoarding and negative air equipment was required to endure that the CSA requirements for infection control during the construction of Health Care.

## 20. Kiwanis Multi-level Care Facility

- a. Client: Nanaimo District Senior Citizens Housing Society
- b. Prime Consultant: Robert Boyle Architect
- c. Gross Floor Area: 5700 m<sup>2</sup>
- d. Location: Nanaimo, BC
- e. Completion: July 2003

New 75 bed multi-level care facility. This structure is a four-storey reinforced concrete building with one level of underground parking. Building is of non-combustible construction and includes a laundry, kitchen and related amenities.

## 21. St. Joseph's Hospital- Addition

- a. Client: St. Joseph's Hospital
- b. Prime Consultant: Jensen Group Architecture
- c. Gross Floor Area: 3600 m<sup>2</sup>
- d. Location: Comox, BC
- e. Completion: January 1997

Construction of an emergency ward addition and entrance to the existing hospital and extensive renovations to emergency and medical imaging departments, laboratories, and main entrance. This project involved extensive renovations to the laboratories, emergency ward, and medical imaging departments of the hospital. These departments remained in operation during the entire 12 month construction period. This work was completed in three sequential phases and involved constant communication and coordination with hospital staff to ensure that hospital operations were not.

## 22. Rainbow Gardens Care Facility

- a. Client: West Coast Native Care Society
- b. Prime Consultant: Chow + Fleischauer Architects
- c. Gross Floor Area: 3100 m<sup>2</sup>
- d. Location: Port Alberni, BC
- e. Completion: June 1992

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Construction of a 30-bed intermediate and extended care facility. This 30 bed single storey building has substantial kitchen and dining facilities. Both the interior and exterior finishes make use of rough cedar to blend in with the surrounding forest. The rough timber entry canopy incorporated an owner supplied carving. Passenger loading and parking facilities were also part of this.

## 4. Commercial

### **Courtney Kia Dealership**

- a. Client: Island Honda
- b. Prime Consultant: Studio 2009 Architecture
- c. Gross Floor Area: 1600 m<sup>2</sup>
- d. Location: Courtney, BC
- e. Completion: Winter 2012

### **1. Burger King- Douglas Street**

- a. Client: Burger King Restaurants of Canada
- b. Prime Consultant: Urban Design Group Architects Ltd.
- c. Location: Victoria, BC
- d. Completion: 2011

### **1. Camp Fircom**

- a. Client: BC Conference of the United Church of Canada
- b. Prime Consultant: Principle Architecture
- c. Location: Gambier Island, BC
- d. Completion: April 2011

Construction of five new buildings and refurbishment of two existing buildings at United Church Summer Camp. Project consists of new Dining Hall with commercial kitchen, Manager's Residence, Group Residence, Workshop & Generator Building, and extensive renovations to Jubilee Hall and Craigcroft Residence buildings. Because of its remote location new electrical generation and distribution systems, water distribution system, and sewerage systems were also constructed.

### **1. Comox Valley Nissan**

- a. Client: Comox Valley Nissan
- b. Prime Consultant: Robert Boyle Architecture
- c. Location: Courtney, BC
- d. Completion: May 2011

New Automobile Dealership. New steel-framed and masonry building including Showroom, Service Area, Sales Offices, Parts Department, and large parking lot.

### **1. Uptown Administration Suite**

- a. Client: Morguard
- b. Prime Consultant: CEI Architecture
- c. Location: Victoria, BC
- d. Completion: Summer 2011

Interior tenant improvements to the administration suite at Uptown Centre. Improvements include steel stud partitions and modular panels throughout, as well as mechanical/electrical upgrades and installation of a architectural feature wall using reclaimed old growth lumber.



### **1. Vancouver Island & Coastal Visitor Centre**

- a. Client: Comox Valley Economic Development Society
- b. Prime Consultant: Stantec Architecture
- c. Location: Comox Valley, BC
- d. Completion: June 2011

New Visitor Centre and Exhibition Hall. Timber frame Visitor Centre including offices and public facilities, Gift Shop, Information Booth, and large Exhibit Hall.

### **1. Pinkberry- Park Royal**

- a. Client: Kahakai Holdings Ltd.
- b. Prime Consultant: JP Lovick
- c. Location: West Vancouver, BC
- d. Completion: July 2011

Acting initially as Project Managers, we were responsible for hiring and managing of the Design Team, in conjunction with the Corporate Pinkberry Standards. After completion of subcontractor tenders, project was converted into a Lump Sum agreement with the independent licensee. This will be the first Pinkberry store in Canada.

### **1. Hillside Mall- Phase 1**

- a. Client: Hillside Centre Holdings
- b. Prime Consultant: MMC Architecture
- c. Location: Victoria, BC
- d. Completion: August 2011

Structural repairs and upgrading to existing parkade structure and improvements to tenant spaces. Project undertaken as a Joint Venture between Kinetic Construction Ltd and EllisDon Corporation for Redcliffe Realty Advisors and Osmington Inc. Work includes demolition of existing commercial rental units (CRUs), extensive structural repairs to failed post-tensioned beams supporting the existing parking structure, and renovations to existing mall and new CRUs.

### **1. Braefoot Elementary- Mechanical Upgrade**

- a. Client: School District #61
- b. Prime Consultant: Burrmech Consultants Ltd.
- c. Location: Victoria, BC
- d. Completion: September 2011

Upgrade to the existing HVAC system at Braefoot Elementary. Including removal of existing roof top units, Boiler in the basement and new Heat Pumps and Air Handling Units on the roof. The project also includes a structural upgrade to the roof structure, electrical work and asbestos abatement work.

### **1. Royal Bank of Canada- Burnaby Main Branch**

- a. Client: Royal Bank of Canada
- b. Prime Consultant: CB Richard Ellis Ltd.
- c. Location: Burnaby, BC
- d. Completion: October 2011

### **Booster Juice**

- a. Client: Booster Juice Canada
- b. Location: Victoria, BC





- c. Completion: Fall 2011

#### **Comox Mall Entry Addition**

- a. Client: Canreal Management Corporation
- b. Prime Consultant: Dishlevoy Haggarty Architects
- c. Location: Comox, BC
- d. Completion: May 2009

Renovation and upgrade of existing shopping mall. New Main Mall Entry includes large, open canopy and refurbishment of central mall concourse. Structure is constructed of glulam posts and beams bearing on rock masonry pillars. Concourse was widened, and renovated ceiling height is raised incorporating skylights. Exterior of new concourse includes full height glazing, and mechanical and electrical systems were upgraded. The mall was completely operational during the renovation period.

#### **SmartCentres- Commercial Rental Building**

- a. Client: SmartCentres
- b. Prime Consultant: Nejmark Architect
- c. Gross Floor Area: 1000 m<sup>2</sup>
- d. Location: Courtney, BC
- e. Completion: October 2008

New single-storey commercial and retail building in existing shopping centre. Building is constructed of a structural steel frame with steel deck and membrane roof, steel stud walls with exterior concrete block masonry and acrylic stucco finish with glazed aluminium storefronts.

#### **1. Royal Bank of Canada- Courtney Branch**

- a. Client: Royal Bank of Canada
- b. Prime Consultant: Gustavson Wylie Architects
- c. Gross Floor Area: 300 m<sup>2</sup>
- d. Location: Courtney, BC
- e. Completion: October 2008

Tenant Improvement in existing structure of RBC Denovo Branch in Courtenay. All walls exterior walls and ceilings are high security walls hidden behind standard appearance construction. Interior construction included 12 offices, kitchen, boardrooms, bathrooms and service counters. Special consideration to coordinate concentric ellipse pattern and custom millwork was required. Schedule was predetermined on arrival date of owners specialized safes and ATM's. All work was completed on time and on budget.

#### **SmartCentres- Commercial Rental Building**

- a. Client: SmartCentres
- b. Prime Consultant: Nejmark Architects
- c. Gross Floor Area: 1000 m<sup>2</sup>
- d. Completion: October 2008

New single-storey commercial and retail building in existing shopping centre. Building is constructed of a structural steel frame with steel deck and membrane roof, steel stud walls with exterior concrete block masonry and acrylic stucco finish with glazed aluminium storefronts.

#### **Andrew Sheret**

- a. Client: Penta Resources Corporation
- b. Prime Consultant: Vic Davies Architect
- c. Gross Floor Area: 4100 m<sup>2</sup>
- d. Location: Langford, BC

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- e. Completion: Fall 2008

Work of the Andrew Sheret Limited New Wholesale and Splashes Bath and Kitchen Centre commenced in August of 2007. This Facility is in Langford and located at 895 Langford Parkway, Langford, BC. Overall development is made up of 3428 m2 of warehousing areas, exterior storage yards, corporate office space commercial lease spaces and grade level and suspended vehicle parking facilities. Construction is of poured in-place concrete to the second floor level with a structural steel building c/w exterior cladding sitting on top. Of special note is the suspended vehicle access/parking structure at the main entrance to the facility. The facility's lower floor area is used for warehousing & general /operations for Andrew Sheret Limited. The second floor area is made up of the Splashes Bath & Kitchen Centre including additional commercial lease space. Presently this lease space is being used by Six Mile Furniture Ltd.

## **Chances Casino**

- a. Client: Cowichan Tribes
- b. Prime Consultant: David Nairne & Associates
- c. Gross Floor Area: 2000 m2
- d. Location: Victoria, BC
- e. Completion: February 2007

New Gaming Centre for Cowichan Tribes including bingo facilities, slot machines, gaming tables, restaurant, commercial rental units (CRUs), and underground parking structure. This project was completed as a Joint Venture Partnership with Khowutzun Mustimuhw Contractors Limited Partnership (subsidiary of Cowichan Tribes). Project was fast-tracked to enable drawings to be completed while site preparation was being performed. Due to site being located in river flood plain, Rapid Impact Compaction was required to stabilize the soil for foundations. Project was completed.

## **Tuscany Village**

- a. Client: Tonko Reality Advisors
- b. Prime Consultant: Eric Barker Architect
- c. Gross Floor Area: 15800 m2
- d. Location: Victoria, BC
- e. Completion: September 2007

Construction of a commercial shopping centre and multi-storey residential facility complete with underground parking. Project consisted of 140,000 SF of parking in a one underground level structure on pile foundations, 91 residential condominium units, and retail & office commercial rental space in five buildings.

## **Volvo of Victoria**

- a. Client: Jim Pattison Automotive Group
- b. Prime Consultant: ABBARCH Partnership Architects
- c. Gross Floor Area: 1200 m2
- d. Location: Victoria, BC
- e. Completion: September 2006

Construction of a 1,200 m2, 2 storey, concrete and steel car dealership. Included in the building construction is a seven bay service garage, showroom, offices, and rooftop patios. Outside, the building follows the curve of the road, augmented architecturally with the incorporation of a new fountain. The floor to ceiling window wall along the length of the building spotlights the showroom allowing maximum sales exposure for the client.

## **Metro Lexus Toyota**

- a. Client: Jim Pattison Automotive Group
- b. Prime Consultant: ABBARCH Partnership Architects
- c. Gross Floor Area: 900 m2
- d. Location: Victoria, BC
- e. Completion: September 2005

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Exterior renovations to the metro Lexus / Toyota sales complex, along with interior renovations to the Lexus showroom. This project consists of an architectural upgrade to the buildings exterior along with a complete renovation to the Lexus showroom. The exterior was completed with a combination of Aluminium Composite panelling combined with the use of an Exterior Insulated Finishing System (EIFS). The interior was finished with new tile floors, metal pan ceilings, upgraded millwork and fixtures.

## **Reliable Controls**

- a. Client: Reliable Controls Corporation
- b. Prime Consultant: D'Ambrosio Architecture + Urbanism
- c. Gross Floor Area: 1600 m2
- d. Location: Victoria, BC
- e. Completion: September 2004

Construction of a new high-tech manufacturing and office facility to allow departments flow seamlessly under a 17,000 square-foot roof, from production to administration, to marketing, to research and development. With interior renovations by D'Ambrosio Architecture + Urbanism, the clean modern interior features beautiful birch panels throughout, and an open concept for testing and production. Reliable Controls required this project to be completed in a very short time frame. The entire project, from demolition of the existing space to completion, was built in a period of only 10 weeks. Just 8 weeks into construction, the Client was already set up to commence manufacturing while the finishing touches were being done to the office areas.

## **Tim Hortons**

- a. Client: TDL Group
- b. Prime Consultant: Cornerstone Architecture
- c. Gross Floor Area: 200 m2
- d. Location: Saanich, BC
- e. Completion: December 2003

Construction of a new Tim Horton's Restaurant. Construction of the new building and interior fit-out, under a tight time frame and considering the scheduling and installation of the extensive package of Owner supplied equipment. Single storey wood frame building with brick and wood cladding.

## **Manufacturing Facility- SDL Optics**

- a. Client: JDS Uniphase
- b. Prime Consultant: Jensen Group Architects
- c. Gross Floor Area: 1900 m2
- d. Location: Victoria, BC
- e. Completion: February 2001

Conversion of 20,000-sq. ft. warehouse into hi-tech manufacturing and engineering labs. Project was fast tracked and completed in six weeks. This project involved the conversion of an existing warehouse into hi -tech manufacturing and engineering labs. Completed in six weeks, careful coordination and communication was required to ensure all specialized air handling equipment and products were ordered and delivered on time. Project was commenced using preliminary drawings and liaison with local building officials was required to expedite the issuance of the required permits.

## **McDonald's Restaurant, Saanich and Oak**

- a. Client: McDonald's Restaurants of Canada Ltd.
- b. Prime Consultant: Cassidy and Lowe Architects
- c. Gross Floor Area: 500 m2
- d. Location: Saanich, BC
- e. Completion: April 2001

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Construction of a replacement restaurant including kitchen, dining rooms, play centre, drive-thru kiosks and site improvements. Project was completed in 4 months while keeping existing restaurant operational on same site during construction. Two-storey wood frame building with acrylic stucco exterior.

## **Extra Foods Store & Gas Bar**

- a. Client: Westfair Properties Limited
- b. Prime Consultant: Nejmark Architects
- c. Gross Floor Area: 3700 m2
- d. Location: Wainwright, AB
- e. Completion: August 2001

Construction of a new Supermarket including Pharmacy, Photo Lab, Garden Centre, Gas Bar and Site Improvements. Single-storey structural steel building constructed on drilled piles, with slab on grade and metal cladding on steel stud walls. Project was completed in 4 months from construction.

## **Extra Foods Store & Gas Bar**

- a. Client: Westfair Properties Limited
- b. Prime Consultant: Nejmark Architects
- c. Gross Floor Area: 3700 m2
- d. Location: Sylvan Lake, AB
- e. Completion: August 2001

Construction of a new Supermarket including Pharmacy, Photo Lab, Garden Centre, Gas Bar and Site Improvements. Single-storey structural steel building constructed on drilled piles, with slab on grade and metal cladding on steel stud walls. Project was completed in 3½ months from construction start.

## **Fleet House- BC Ferry Corporation**

- a. Client: BC Ferry Corporation
- b. Prime Consultant: TBG Seismic Consultants
- c. Gross Floor Area: 1600 m2
- d. Location: Victoria, BC
- e. Completion: August 2001

Seismic upgrading and interior renovations to BC Ferries office building. Seismic upgrading work consisted of reinforcing the exterior concrete columns by thickening with reinforced concrete, installing steel braces, and anchoring all mechanical and electrical fixtures. Interior renovations included new ceilings and lighting, new floor finishes, and various interior upgrades. All work was completed in a fully occupied building, with much interior work performed at night.

## **Pemberton & Sons Building**

- a. Client: Pemberton & Sons Ltd.
- b. Prime Consultant: Garyali Architect
- c. Gross Floor Area: 1600 m2
- d. Location: Victoria, BC
- e. Completion: March 1999

Two phase renovation and seismic upgrade to existing heritage building constructed of unreinforced masonry and wood frame. Addition of post and beam structural system, new steel stairway and elevator, sprinkler, fire alarms. Successfully coordinated work to insure municipal occupancy requirements were in place for a retail tenant by required date of June 1998.

## **A&W Restaurants**

- a. Client: Red Apple Foods Ltd.
- b. Prime Consultant: A&W Restaurants

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Construction of new A&W Restaurants on Vancouver Island. Kinetic Construction Ltd. completed 8 restaurants including free-standing buildings and tenant improvements in existing buildings in Victoria, Mill Bay, and Nanaimo. All projects involved construction of new kitchens and dining areas or renovation of the existing ones. All of these projects are performed on very tight schedules. Strict control of the project schedule was required to ensure the owner supplied kitchen equipment was incorporated into the building without project delays.

## 5. Tenant Improvements

### 1. B.C. Assessment Authority- Tenant Improvements

- f. Client: Morguard Investments
- g. Location: Victoria, BC
- h. Completion: March 2010

Tenant improvements to provide new offices for BC Assessment Authority, providing 33,000 SF of office space on two floors in the new Uptown Centre. Project designed to LEED Gold standards for Commercial Interiors.

## 6. Multi-Unit Residential

### 1. Tuscany Village

- a. Client: Tonko Realty Advisors Ltd.
- b. Prime Consultant: Eric barker Architect
- c. Gross Floor Area: 15800 m2
- d. Location: Victoria, BC
- e. Completion: September 2007

Construction of a commercial shopping centre and multi-storey residential facility complete with underground parking. Project consisted of 140,000 SF of parking in a one underground level structure on pile foundations, 91 residential condominium units, and retail & office commercial rental space in five buildings.

### 2. Greenwoods Assisted Living Residence

- a. Client: Greenwoods Elder Care Society
- b. Prime Consultant: Jensen Group Architects
- c. Gross Floor Area: 2700 m2
- d. Location: Salt Spring Island, BC
- e. Completion: August 2006

New 30 Unit Seniors Assisted Living Residence. This project involved construction of a new 3 storey, wood-framed Seniors Residence under the BC Housing Independent Living Program. All units are self-contained with kitchens and bathrooms. Commercial kitchen, servery, dining room, lounge, bathing room, laundry, and common amenity areas were also provided.

### 3. Parc Residences

- a. Client: Westbank Properties Corp
- b. Prime Consultant: James Cheung Architect
- c. Gross Floor Area: 19000 m2
- d. Location: Victoria, BC
- e. Completion: May 2005

123 Unit Luxury Condominium Project. 12 Storey Concrete Strata Condominium building with 5 levels of parking.



#### **4. University of Victoria- 126 Bed Dormitory Student Housing**

- a. Client: University of Victoria
- b. Prime Consultant: Moore Patterson Architects
- c. Gross Floor Area: 3100 m2
- d. Location: Victoria, BC
- e. Completion: August 2004

Construction of a 126 Bed dormitory style student residence on the University campus. This 126 Bed student residence is a 7 storey concrete structure. All units are one bedroom with shared amenities including washrooms, lounges, storage, laundry, and service rooms.

#### **5. Big Hills Lodge**

- a. Client: Greenwoods Elder Care Society
- b. Prime Consultant: Kasian Kennedy Architects
- c. Gross Floor Area: 6700 m2
- d. Location: Cochrane, AB
- e. Completion: March 2002

Renovation and Addition to a 76 Unit, Fully Occupied Seniors Care Facility. This complex project was completed in phases, with 11 sequential stages given by the owner, to be scheduled and coordinated around an occupied building.

#### **6. Rose Manor**

- a. Client: Oak Bay Kiwanis
- b. Prime Consultant: Bas Smith Architect
- c. Gross Floor Area: 2300 m2
- d. Location: Victoria, BC
- e. Completion: December 2001

Addition of 28 self-contained seniors units to existing facility. Four-storey, wood-framed addition with minor renovations to existing administration area offices. This project required careful attention to detail to ensure the design integrity of the existing heritage building was maintained while providing state of the art modern seniors housing.

#### **7. Franciscan Friary Addition**

- a. Client: Greenwoods Elder Care Society
- b. Prime Consultant: Jensen Group Architects
- c. Gross Floor Area: 700 m2
- d. Location: Victoria, BC
- e. Completion: November 1998

Addition to the Franciscan Friars Residence to create additional residences, offices and a new chapel. This project involves a single storey Chapel addition and renovations to the existing Friary residence. Work was performed on a construction management basis.

### **7. Civil**

#### **1. Tsawwassen Passenger Terminal Upgrades Berths 3 & 4**

- a. Client: BC Ferry Service
- b. Prime Consultant: Boldwing Continuum
- c. Location: Tsawwassen, BC



- d. Completion: March 2011

Seismic Upgrade, Renovations, and Addition to Passenger Terminal. Work includes seismic upgrading to existing 3 storey Passenger Terminal Building, addition to Lounge at loading level, new fixed walkways and refurbishment of existing moveable walkways to Berths 3 & 4.

## **2. McTavish Road Interchange Overpasses**

- a. Client: Windley Contracting / Ministry of Transportation
- b. Prime Consultant: Ministry of Transportation & Infrastructure
- c. Location: Saanich, BC
- d. Completion: April 2011

New Vehicle Overpass and new Pedestrian Overpass over Patricia Bay Highway at Victoria International Airport Interchange. Vehicle Overpass constructed of single span steel trapezoidal girders with precast concrete deck slabs, concrete deck infill panels, cast concrete deck with upstand barriers, precast concrete retaining walls, and concrete piers and abutments supported on driven steel piles. Pedestrian Overpass constructed of cast-in-place concrete ramps and abutments, single span steel trapezoidal girder with precast concrete deck slabs, cast concrete deck, and cast-in-place retaining walls.

## **3. Esquimalt Graving Dock Retaining Wall**

- a. Client: Public Works Canada
- b. Prime Consultant: Klohn Crippen Berger
- c. Location: Esquimalt, BC
- d. Completion: May 2011

Retaining Wall to accommodate expansion to East End of Graving Dock. Work includes extensive shoring of excavated bank with rock anchors, soldier piles, and reinforced shotcrete. Retaining wall is constructed with 1 meter thick reinforced concrete with rock anchors down to bedrock.

## **4. Horsey Substation Seismic Upgrade**

- a. Client: BC Hyrdo
- b. Prime Consultant: Sandwell Engineering
- c. Location: Tsawwassen, BC
- d. Completion: February 2006

Seismic Upgrade to Electrical Substation Building. This project involved seismic upgrading of the existing substation building at Horsey Substation. Seismic footings, Dwidag anchors, concrete piers, concrete walls, and structural steel braces were tied to the existing structure. Adjoining duct banks and tower foundations were reinforced with concrete and tied to the substation building to prevent electrical conductors from collapsing during an earthquake.

## **5. Snowden Reservoir**

- a. Client: District of Campbell River
- b. Prime Consultant: Dayton & Knight Engineering
- c. Location: Campbell River, BC
- d. Completion: June 2004

Construct a new concrete reservoir. Seismically upgrade an existing reservoir pump station and additional of a new generator building. Provide a new PRV chamber and SCADA systems. This project involved modifications to an operational water system, spread out over four different sites, throughout rural Campbell River, BC. Our work required careful scheduling and coordination to ensure that the system remained operational throughout construction. All required shut downs were carefully planned to ensure that there were little or no disruptions to the existing water service.

## **6. West Courtney Reservoirs**

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- a. Client: Regional District of Comox-Strathcona
- b. Prime Consultant: Associated Engineering
- c. Location: Courtney, BC
- d. Completion: December 2001

Construction of a 9.1 Million litre cast in place concrete reservoir and a 2.5 Million litre slip formed concrete (30 m high) reservoir. Work also included site works, control building, site piping and valves, and instrumentation.

## **7. Mt. Tolmie & Old Wesley Road Reservoirs – Seismic Upgrade**

- a. Client: Municipality of Saanich
- b. Prime Consultant: Delcan Engineering
- c. Location: Victoria, BC
- d. Completion: April 1999

Seismic retrofit of existing reservoirs by hydroblasting of existing surfaces and attaching new reinforced concrete elements. Demolition of the existing surfaces commenced in January of 1999, wherein concrete surfaces were prepared by hydroblasting. Reinforcing steel was then attached to the existing structures by epoxy grouting dowels and concrete elements were formed and poured. The top surface of the existing upper Mt. Tolmie reservoir was completely covered with a new concrete slab.

## **8. Gorge Bridge Upgrade at Tillicum Road**

- a. Client: District of Saanich
- b. Prime Consultant: Graeme & Murray Consultants
- c. Location: Victoria, BC
- d. Completion: May 1999

This project was conducted during the course of maintaining the bridge open to traffic at all time. The work involved coring & drilling through the bridge deck & abutments into the bedrock, installation of rock anchors, steel fabrications, removal of concrete deck surface by hydrodemolition and placement of a new concrete deck overlay complete with painted traffic lines & markings.

8. Rural

9. LEED

## **1. M'Akola Housing**

- a. Client: M'Akola Housing Society
- b. Prime Consultant: Chow Low Hammond Architects
- c. Location: Duncan, BC
- d. Completion: March 2012

New 50 Unit four storey wood frame Assisted Living facility with commercial kitchen dining room, lounge, activity areas, administration, and related services. Project designed to LEED Gold standards.

## **2. Wesley Street Supportive Housing**

- a. Client: Canadian Mental Health Association
- b. Prime Consultant: Jensen Group
- c. Location: Nanaimo, BC
- d. Completion: March 2012

Project is a 36 unit, 4 storey concrete and wood frame building with administration, laundry, life skills training area and related services. This is a project funded by BC Housing under the Provincial Homelessness Initiative. This project is targeting LEED® Gold certification.





### **3. Queensborough Community Centre Renovation**

- a. Client: City of New Westminster
- b. Location: New Westminster, BC
- c. Completion: October 2012

A new 13,000 SF two storey addition to an existing community centre, interior renovations and modernization, as well as a complete building envelope remediation to the existing buildings exterior. New Addition is of wood frame heavy timber construction, with extensive use of Glu-laminated Timbers and exposed Fir Decking. Existing building will undergo interior modernization, as well as a complete building envelope remediation, involving replacement of extensive rot and replacement of exterior cedar siding, roofing and skylights. As works are being completed within and around a fully occupied facility, careful planning and phasing of the works is required. Project is targeting LEED Gold.

### **4. B.C. Assessment Authority- Tenant Improvements**

- i. Client: Morguard Investments
- j. Location: Victoria, BC
- k. Completion: March 2010

Tenant improvements to provide new offices for BC Assessment Authority, providing 33,000 SF of office space on two floors in the new Uptown Centre. Project designed to LEED Gold standards for Commercial Interiors.

### **5. University of Victoria- Supportive Services Building**

- a. Client: University of Victoria
- b. Prime Consultant: CEI Architecture and Planning
- c. Location: Victoria, BC
- d. Completion: November 2008

New administrative office building for university executive and support staff. This new building is a two-storey concrete structure with wood timber roof structures at the main entrance, atrium, and north stairwell. Cladding is pre-finished aluminum panels with high performance glazing. Building is certified LEED® Gold.

### **6. St. Margaret's Junior School**

- a. Client: St. Margaret's School
- b. Location: Victoria, BC
- c. Completion: April 2006

New 1,947 m<sup>2</sup>, two storey Junior School and associated siteworks. Meeting a LEED® Silver Certification, this project is an excellent example of alternative energy useage. From groundwater geothermal systems heating the building, to new low energy automated lighting systems, all aspects of this unique building were designed with the environment in mind. Exterior garden swales, grass-grid and Aqua-pave ensure the sustainability of not only the project, but neighbouring sites as well. Kinetic Construction was able to achieve this without any sacrifice to the high level of custom finish and detail required for this unique building.

### **7. Banff Community Highschool**

- a. Client: Canadian Rockies School Division # 12
- b. Location: Banff, AB
- c. Completion: July 2003

Partial deconstruction and selective demolition, construction of new administration wing and front entry addition, and complete renovation and modernization of existing secondary school. Construction included the addition of a "Great Hall" in

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heavy timber construction, replacement of all curtainwall glazing, interior finishes, and sitework. This project has been certified LEED Silver by the Canada Green Building Council.