

THE TROWELLER

A Publication of the Manitoba Masonry Institute

Summer 2016

From the President's Desk...



With yet another eventful year behind us, it again gives me great pleasure to bring greetings on behalf of the Manitoba Masonry Institute (MMI). The construction industry is ever-evolving, and the MMI remains dedicated and proactive in responding to the many challenges associated with change.

For years, we have suggested that a properly vented rainscreen cavity wall system – consisting of a concrete block backup wall, air/

vapour barrier, rigid insulation, air space and masonry veneer – is the one wall assembly that truly satisfies all critical success factors: energy efficiency, moisture management, durability, non-combustibility, indoor air quality and the accommodation of tolerances. In light of the new energy code, our industry is developing a testing program in partnership with both the University of Manitoba's "living laboratory" and Red River College's Building Envelope Technology Access Centre (BETAC). Our levy program will fund the testing of full-scale wall assemblies, generating independent, third-party reports for dissemination to the entire design community and allowing structural engineers to compare their computer modeling to actual test data.

Our renewed relationship with the U of M's Faculty of Architecture includes an exciting program commencing this fall. The MMI-sponsored lecture series is certain to open our minds and raise awareness.

We have secured Billie Tsien of Tod Williams Billie Tsien Architects (TWBTA) out of New York to speak on March 2, 2017 at the Winnipeg Art Gallery. TWBTA have one of the most inspiring and successful design practices in North America and are one of the seven distinguished architectural firms invited to submit a design proposal for the Barack Obama Presidential Library.

The "Hands on Masonry for Architects 2" elective was once again offered to the Faculty of Architecture's grad students, whose favourite component of the program was the tour of Red River College's masonry shop. Following a glorious history lesson on Manitoba masonry by instructor extraordinaire Brian Gebhardt, the students constructed actual brick arches while taking part in an organic discussion on building science with Crosier Kilgour & Partners president John Wells, who discussed many of the critical considerations relating to building envelopes.

Continued on next page

ALSO IN THIS ISSUE...

- Provincial and national skills competitions
- A new feature on historical buildings in Manitoba
- Project photos



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One student commented, “This is the best day I’ve had since I started university.” These are the “getting your hands dirty” programs we want to deliver on a regular basis, along with additional programs that include noon-hour lectures, panel discussions and case studies presented by industry practitioners.

The Manitoba Masonry Contractors Association (MMCA) has drafted a quality assurance specification for consideration by those significant projects funded by public monies – all educational, health, institutional and government sectors. Quality is a function of capability. Those most capable are the certified red seal journeyman bricklayers sitting at the MMCA table who, in concert with the MMI, will be proposing to the Manitoba Association of Architects (MAA) and Construction Specifications Canada (CSC) a specification that the installer be

a member in good standing of the MMCA.

It has indeed been an honour and privilege to work with our dedicated executive and membership, and I would like to thank the MMI for the opportunity to serve as president for the past two years. We proudly hosted the 2014 Masonry Design Awards, watched the Canadian Museum for Human Rights emerge out of the ground, secured partnerships with our key stakeholders and facilitated the launch of several exciting research and educational programs. Membership is up and engaged. In the fall of 2016, a new executive will be elected and I would like to wish them all the best.

We at the MMI are all very proud members of the masonry industry and of our contribution to construction in Manitoba.

Masonry is a social consideration; we are all profoundly impacted by our physical environment every day. We want our children to have an experience conducive to learning and our loved ones to feel safe, secure and cared for, whether residing in condos, hospitals or personal care facilities. We want the same for ourselves, whether we are visiting our banker or mechanic or enjoying a sporting event or night out at the theatre. The binding tie is masonry construction. Masonry has a way of touching the human spirit like no other construction material...it just makes us feel that much better!

Have a great summer.

All the best,

Jeffrey Dolovich
President

“We’re all working together; that’s the secret.” –Sam Walton

Structurally, the two-storey building has not seen any major renovations in recent years, with the exception of a roof replacement, addition of new lighting fixtures and some exterior paint work.

“Inside the restaurant, cosmetic changes are constant to update the look, but we’ve been gifted with a very solid building,” says Groumoutis. “If you go into our basement, there isn’t a single crack in the cement. The building foundation is very solid – it’s definitely nice to know that we have a solid building.”

Indeed, Groumoutis is the first to sing the praises of the building’s brick and stone foundation, to which he has attributed its longevity.

“Now, people will build a new building over and over again – the buildings of today are not quite the same. You’ll never be able to replace a brick,” he says. “A brick building continues to breathe through the years.”

One noteworthy feature is that the basement is connected to the basements of surrounding buildings via underground tunnels, a piece of oft-forgotten Winnipeg history. “Back in the day, they used to do business in these tunnels, with merchants setting up in there – kind of like a concourse for the 1900s,” says Groumoutis.

Paying respect to heritage buildings is something on which Groumoutis places great importance, and he is pleased that local groups have made efforts to bring attention to the preservation of Winnipeg’s turn-of-the-century buildings.

“I’m glad that this building has survived this long without being affected by modernization,” he says. “There are always forces to move or change, but you have to appreciate the heritage – without going backward. I appreciate that we’ve been able to survive so long and keep that timeless image of the restaurant.” 🏠

HISTORICAL SPOTLIGHT: Bailey’s Restaurant & Bar

Leo Groumoutis fondly remembers the first time he saw the Lombard Avenue building that now houses Bailey’s Restaurant and Bar. “It was the first beautiful building I had ever seen in my life,” he muses.

Standing grandly in Winnipeg’s Exchange District, the building has seen a lot of change occur – and historical moments pass by – in its 100+ years.

“Basically, this neighbourhood was the hub of the city when the building opened,” says Groumoutis, who now co-owns Bailey’s with his brother George. “Though a lot has changed over the years, it’s still right by the hub of the city that is Portage and Main.”

Since its construction in 1900, the building, located at 185 Lombard Ave., has held occupants that include the Great-West Life Assurance Company, and Groumoutis has had quite the history with the building himself. Both he and his brother worked there in the 1970s when it operated as Oliver’s Restaurant and Old Bailey’s Lounge, acquainting the duo with the lavish building several decades before they purchased it.

When the restaurant re-opened as Bailey’s in 1992, the brothers decided not to tinker with its classic look.



PROJECT PROFILE: Selkirk Regional Health Centre

Though the new Selkirk Regional Health Centre isn't scheduled to open until spring 2017, the project's architect of record has had the innovative building on its radar for almost a decade.

"Our work started in 2007 with refinement of the architectural space program and schematic design phase; we then carried it through design, construction documents and sequential tender phases," says James Orlikow, lead architect with LM Architectural Group.

In the project's early stages, LM Architectural Group and the Interlake-Eastern Regional Health

Authority established five planning objectives (see sidebar on page 6), as well as design principles to achieve those objectives, all of which helped contribute to the Centre's final design. Additionally, the design team was mindful of the regional and communities' context to ensure the Centre's design reflected the area's history and culture.

At more than 184,000 square feet, the new Centre, which began construction in spring 2014, is twice as large as Selkirk's current hospital. In pursuit of a Canada Green Building Council (CaGBC) LEED Silver sustainable design rating, the project team has incorporated a

number of green building features throughout the Centre's planning and design.

"We've minimized the building's footprint by having two floors rather than one, and we've made efficient use of the physical site," says Orlikow, who has over 30 years of experience with LM Architectural Group, including 20 years as the principal directing its health-care facilities team.

Other green features include efficient plumbing and lighting systems, geothermal technology and a building orientation responsive to solar orientation and environmental

factors. With thousands of square feet of windows, the building also incorporates natural light into many areas. "We've also created interior and exterior landscaped features within the planning to integrate the natural site elements as much as possible in the Centre's design," notes Orlikow.

To that end, the team designed an interior courtyard open to the sky, creating a strong focal point. "We're really looking at the interior courtyard as a wayfinding feature," says Orlikow. "Often in large-scale buildings, people have difficulty finding their way around. You want to have clear wayfinding in a health-care setting so it's easily accessible for all." There are also exterior courtyards and terraces that allow outdoor access for patients, families, visitors and staff.

Another of the project's mandates was to create a durable building that could withstand the 'test of time' for years to come. This was accomplished, in part, by the extensive use of tyndall stone and concrete block walls in select heavy-use interior areas and the exterior building envelope.

"One of the most prominent features is the use of local tyndall stone, which is used both on the exterior and interior primarily because of its durability, regional context and the fact that it fits within the history of the region and Manitoba," says Orlikow.

Any project of this magnitude tends to come with its share of challenges, but according to Orlikow, the challenges have resulted in great opportunities and a first-class facility

for the region.

"There are lots of moving parts, certainly with respect to the planning. Our client has been very involved with their vision since day one, and the outcome is going to reflect that vision – I think it's going to be one of the best new health centres in Canada," he says. "This facility will serve the community and region very well." 🏡

Be sure to check out more photos of the Selkirk Regional Health Centre on the next page. All images courtesy of LM Architectural Group.



Planning objectives for the new Selkirk Regional Health Centre

- Create an environment that promotes the well-being of patients, family, staff and the community
- Provide a safe environment for patients, their families and the community
- Design a high-performing and sustainable site and building
- Create efficiencies to optimize the flow of people, information and materials
- Work with the community to create a health centre that responds to the site, natural context, history and culture of the region



New masonry program hits Ontario high school

Last year, a Windsor high school partnered with the Ontario masonry industry to create a unique masonry sciences program.

The first of its kind in Canada, the program allows students attending F.J. Brennan Catholic High School to build their skills while gaining hands-on experience with local industry partners. Over the 2015/2016 school year, the program saw about 55 students register for the new program, which teaches the basics in masonry techniques along with issues and roles relevant to the construction industry.

While a similar program isn't currently available in Manitoba, high school students have the opportunity to apprentice as a bricklayer and in other trades, thanks to initiatives like the High School Apprenticeship Program (HSAP).

Operated by Apprenticeship Manitoba, the HSAP allows students to work in their desired trade as an apprentice while they are still in high school, combining regular classroom instruction with practical, paid work experience. A high school student enrolled in the HSAP can earn up to eight credits that will count toward his/her graduation (110 hours of apprenticeship work will earn a student one credit).

Students can then apply their on-the-job training hours to continued full-time apprenticeship training after graduation. There are currently six apprentice bricklayers enrolled in HSAP.

For more information about the HSAP and other youth apprenticeship programs, visit <http://www.gov.mb.ca/wdis/apprenticeship/discover/youth/index.html>.

Q-and-A: Manitoba's fire commissioner

Fires have been in the news more than ever, from Fort McMurray making headlines around the world to Manitoba fighting its own fiery blazes this summer. Regardless of a fire's cause, the structural composition of buildings can play a role in its containment. In light of the magnitude of recent fires, *The Troweller* chatted with Manitoba fire commissioner David Schafer to find out more.

When it comes to fire suppression efforts, full masonry buildings come out ahead. "Brick masonry veneered buildings are often built with combustible construction framing and react the same in a fire," says Schafer. "Full masonry buildings are considered non-combustible construction, with the exception of the building contents."

So are there any differences in how firefighters train to fight fires in both wood structures masonry buildings?

"Training for fire suppression in wood structures versus masonry building fires is similar in nature; the contents of the structure are often the greatest hazard that [firefighters] face," says Schafer. "Firefighters are trained to pay attention to the hazards that exist with different types of building construction, no matter what the construction type."

SPOTLIGHT ON: Provincial and national skills competitions

On April 14, Red River College (RRC) opened its doors to host the 19th Annual Skills Manitoba Competition, along with an open house that allowed middle and high-school students to tour the college's facilities.

"We had a great turnout at the open house – students loved being able to try their hand at laying bricks," says Brian Gebhardt, instructor of RRC's brick masonry program.

The skills competition saw more than 500 students from across Manitoba compete in contests spanning six industry sectors, all of which were designed and judged by industry professionals and educators. Gold-medal winners of the provincial competition went on to compete at the Skills Canada National

Competition, held in Moncton, NB from June 5 to 8, 2016.

"For the provincial competition, we always try to create a contest that reflects a component of what the competitors would be expected to do at the national competition, so competitors built a five-hour project similar to a portion of the 12-hour-long national project," says Gebhardt.

The national project typically consists of the creation of two separate elevations – one with a theme relevant to the hosting province and one ornate piece of masonry. "They always try to incorporate something provincial, such as landscape detail," says Gebhardt.

Provincial gold medalist Peter Morran of Bill Sutherland Masonry was no stranger to the national

competition, having won gold in Saskatoon in 2015. This year, he went on to win the bronze medal. "He's very talented," says Gebhardt. "He's got a very positive attitude about the trade and the craft."

Winnipeg will play host to the national competition next year (from May 31 to June 3, 2017), the second time our city has hosted.

"Post-competition in Moncton, we started planning what's going to happen in Winnipeg next year and what kind of brick masonry project will be appropriate," says Gebhardt. "I've always been very proud of my students who represent Manitoba, as we are home to some of the top masons in the country, so I'm excited to be involved in the planning process for the national competition." 🏠



The MMI would like to congratulate the three winners of the brick masonry contest in this year's Skills Manitoba competition:

- Peter Morran (Gold)
- Chris Gauthier (Silver)
- Paul Dumas (Bronze)

A special thank you goes out to the brick masonry competition's judges, Frank Krauthaker and Kevan Gabler.

Pictured left: Peter Morran standing on the podium after winning bronze at the national competition; (opposite page) Morran working on the project at the national competition

"I've always been very proud of my students who represent Manitoba, as we are home to some of the top masons in the country."

—Brian Gebhardt, instructor, Red River College



New Skilled Trades and Technology Centre for RRC

Construction on Red River College's new state-of-the-art Skilled Trades and Technology Centre (STTC) is well underway. At 100,000 square feet, the STTC will be the new home to laboratory and shop space, as well as classrooms, for students in high-demand trades and technologies, including carpentry, electrical and heating, sheet metal, ventilating and air conditioning. Though the brick masonry shop

is staying in its current location, the program's students have been involved with the design of the new facility, as its exterior will feature masonry products.

"Six different variations of panels were built, using different brick texture and tooling combinations. The creative people at Number TEN Architectural Group and Ager Little Architects have created a very unique pattern and style of brick masonry – it's a never-been-done-before look," says Brian Gebhardt,

RRC's brick masonry instructor. "The students and I were happy to be involved in the process."

"The building is positioned at the corner of Notre Dame and Route 90," he adds, "so the masonry work will be prominent and impressive." That work also includes 10,000 concrete masonry units on both the exterior and interior of the facility.

The STTC is scheduled to be completed by the end of 2017.

Cost vs. value: How does masonry fare?

Continuing to gain traction in the construction of new homes, manufactured stone veneer recently earned second place in a U.S. report showcasing the return on investment (ROI) for renovation projects. *Remodeling's* annual Cost vs. Value report showed manufactured stone veneer had a 92.9 per cent return, beating out other remodeling projects like garage door replacements and steel entry door replacements.

But manufactured stone veneer isn't the only product gaining a reputation for increasing a home's resale value. *The Troweller* spoke to a local realtor® to find out why other masonry products are considered a good investment for homeowners.

"Masonry work will definitely add value to your home – the curb appeal will change drastically," says Enrico Racciatti, a realtor with Royal LePage Prime. "It changes the whole look of the house and makes it stand out from others on the street, thereby increasing the value. It's more of a premium product but the value it adds is fantastic."

Even inside a home, a simple accent wall or fireplace utilizing stone or brick will add value, according to Racciatti. "That look is pretty timeless, especially with neutral colours like greys and browns," he says.

But the value-add goes beyond

aesthetics, with masonry products' durability also playing a considerable role in increasing their ROI.

"A lot of older homes use stucco, so the use of stone naturally turns heads – but masonry is also a lot more durable than stucco or vinyl," says Racciatti. "While stucco may chip or break, you can cover the front of a house with stone and it will last for years and years."

"In the beginning, masonry may not provide a large ROI like a cheaper material, but overall, you're better in the long run in terms of longevity and fewer repairs," agrees Helder Cunha, the owner of Cunha Masonry and a real estate owner of several properties. "I strongly believe the durability and longevity that masonry provides is far more valuable than the slightly higher short-term ROI that might be achieved by building with inferior materials. Also, the safety factor is important to me – given a choice, I would want my loved ones to live in a place built with material that cannot burn."

In fact, a recent study released by the Concrete Council of Council showed that property insurance costs were six times greater for wood-frame buildings than concrete buildings, due to increased risk of fire and moisture damage (*see sidebar*).

Racciatti has noted an increase in people using masonry products

in their homes or inquiring about them when purchasing a new home, a trend he expects will continue as awareness grows. "A new development that I'm noticing is people actually making stone a necessary part of their homes' construction," he says. "They go above and beyond (the standard amount of stone) because they like it and recognize the value that it can add." 🏠

To read the full study on insurance costs, visit the Concrete Council of Canada website at www.rediscoverconcrete.ca.

Update from the CMCA

The Canadian Masonry Contractors' Association (CMCA) annual conference, in conjunction with its AGM, took place from Feb. 20 to 22, 2016 in Bonita Springs, Florida. It was decided that in the near term, we will move the conference back to Canada to make it more affordable and therefore help increase attendance numbers.

Our next conference is scheduled for June 3 to 6, 2017 in Halifax, NS. It will be our 50th Annual Masonry Conference — marking quite a milestone — and will be held in conjunction with the 13th Canadian Masonry Symposium, leaving the opportunity for crossover attendance.

Some of the more important developments for the CMCA:

1. The CMCA, along with the U40 group, has constructed a brand new interactive website.
2. We continue to work on the second edition of the *Textbook of Canadian Masonry* that our schools are using to instruct apprentices. This will be ready for use by fall 2016, first in English with the French translation scheduled to follow.
3. Through the National Trade Contractors Coalition of Canada, we are leading the charge across the country to help formulate provincial prompt payment legislation. Federally, we are seeing a bill go through the Senate. We are hopeful it will arrive in the House by mid- to late summer. To that end, we continue our lobbying efforts both in the Senate and the House.
4. Our board of directors, made up of provincial representatives, has recently taken the next step in the succession plan. From the former U40 group, two new board members have been appointed as directors at large. We will appoint additional directors at large as candidates are identified by the board.
5. Lobbying for fire safety in buildings housing multiple families is ongoing. We continue to work with other industries, such as ready-mix concrete, precast, etc., that are closely associated with masonry. Fire testing is currently conducted on behalf of our industry by the Canadian Masonry Design Centre (CMDC) at the National Research Council labs in Ottawa.
6. The latest CSA standards related to masonry have been published. The CMCA has invested many hours of hard work, as well as substantial finances, to cover the costs involved in that procedure. There will be an announcement by the CMDC this summer regarding seminar dates and locations across the country to help designers and contractors understand the revisions.

We continuously work to bring together all industry members and work toward a more consumer-friendly environment by which our customers are assured quality of work when they choose CMCA contractors and their partners.

In closing, I would like to express my sincere thanks to the board and staff at CMCA for the guidance I have received. I look forward to another productive year helping to create a renewed optimism with all of our industry partners. 🏠

Harry Laarveld
President
CMCA

Showcasing Manitoba masonry projects



The Cornerstone Housing
1865 Gateway Road

Architect: ft3 Architecture
Mason: Euro-Can Enterprises

Suppliers: I-XL Masonry Supplies
and Expocrete



Dugald Estates
Dugald, Manitoba

Architect: Verne Reimer Architecture
Mason: Euro-Can Enterprises

Suppliers: I-XL Masonry Supplies
and Expocrete



Ruth Gardens
1167 Rothesay Street

Firm: Akman Construction
Mason: Alpha Masonry

Suppliers: Alsip's Building Products and
Services and Expocrete



École Rivière Rouge
55 Swinford Way

Firm: Prairie Architects
Mason: Roma Masonry

Suppliers: Timberstone Distribution,
Expocrete and Gillies Quarries



Lady Joyce Apartment Homes
2390 McPhillips Street

Architect: Raymond SC Wan Architects
Mason: Alpha Masonry

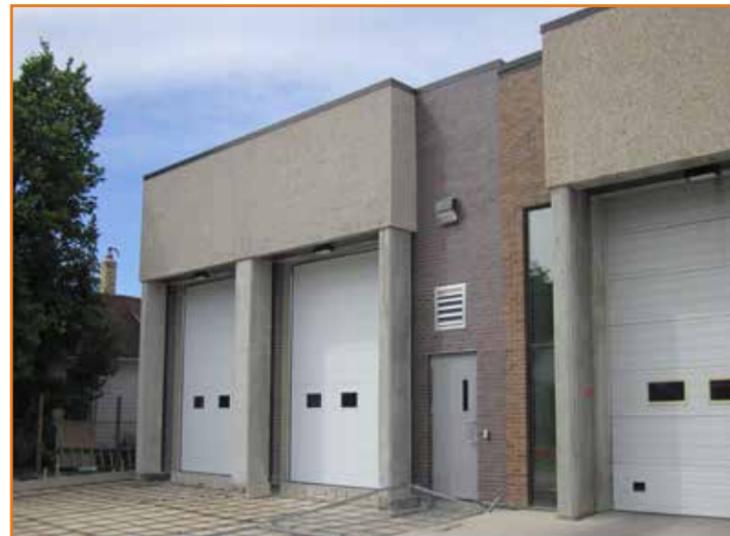
Suppliers: I-XL Masonry Supplies
and Expocrete



Provencher Street
planter upgrade

Firm: McGowan Russell Group
Mason: GKW Construction

Supplier: Alsip's Building Products
and Services



Fire station #6
603 Redwood Avenue

Firm: Gateway Construction
& Engineering
Mason: Kornerstone Masonry

Suppliers: Alsip's Building Supplies and
Services and Expocrete

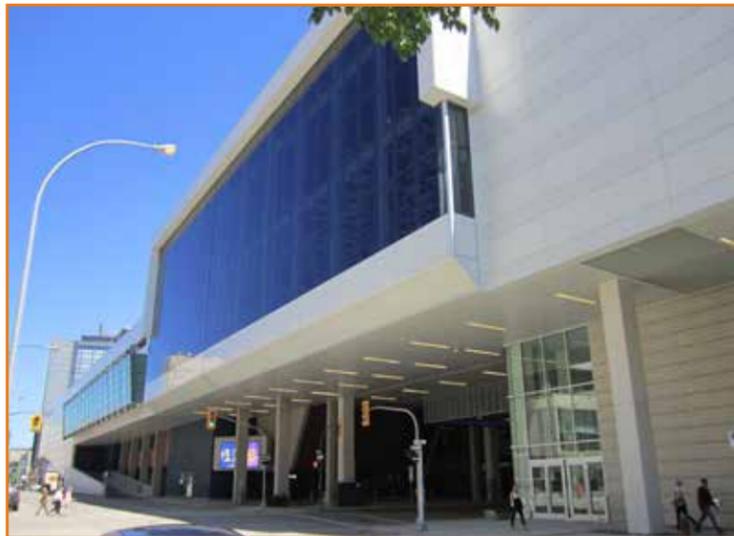


Sage Creek CRU Project
50 Sage Creek Boulevard

Architect: Raymond SC Wan Architects
Mason: Euro-Can Enterprises



Supplier: I-XL Masonry Supplies



RBC Convention Centre expansion
375 York Avenue

Architect: LM Architectural Group
Mason: B&F Masonry

Supplier: Expocrete



Pollard Banknote office
140 Otter Street

Architect: Raymond SC Wan Architects
Mason: Roma Masonry

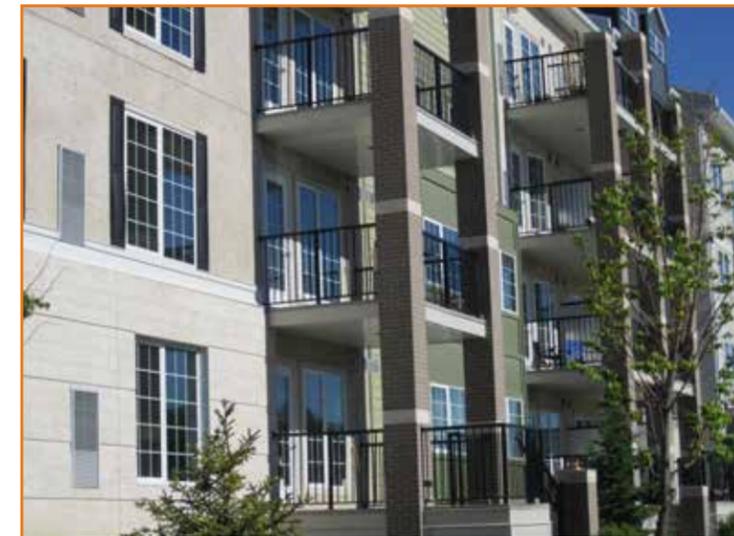
Supplier: I-XL Masonry Supplies



Royalwood Condominiums
Shorehill Drive and Demetrioiff Drive

Developer: A&S Homes
Mason: Simmons Masonry

Supplier: I-XL Masonry Supplies



Bridgwater Forest Condominiums
60 Bridgeland Drive

Developer: StreetSide Developments
Mason: Kornerstone Masonry

Suppliers: I-XL Masonry Supplies
and Expocrete

BITS AND BITES



Amber Trails Community School
1575 Templeton Avenue

Architect: Prairie Architects
Mason: Alpha Masonry

Suppliers: Alsip's Building Supplies and
Services, Gillies Quarries and Expocrete

The Manitoba Masonry Institute is always looking for projects to profile in *The Troweller*. If you have a project you would like to see featured, please let us know — you might just see it in a future edition!

Coming soon

Watch for a new MMI website that will provide a wealth of information of interest to designers, students, developers and the public. Be sure to bookmark the new page after its launch to stay apprised of all things masonry in Manitoba.

Kudos

In February, Heritage Winnipeg presented its 31st Annual Preservation Awards, which seek to recognize those dedicated to the protection, restoration and conservation of Winnipeg's built heritage. Alpha Masonry was involved with the historic Mitchell-Copp façade project at 315 Portage Ave., which received the Special President's Award. Congratulations!

2018 Masonry Design Awards

Mark your calendars – the next Manitoba Masonry Design Awards are set for 2018. The awards celebrate the MMI's long-respected partnership with the province's architectural community. Start cataloguing your projects for consideration in the awards now!

Golf tournament

Our annual MMI golf tournament was held on June 3, 2016 at Larters at St. Andrews Golf and Country Club. The event saw approximately 60 members of the industry hit the course. Thank you to everyone who attended – we're already looking forward to next year!

The Troweller wants to hear from you!

If you have a story idea or a project you would like us to feature, please contact us. We are always looking for new content of interest to our readers. We look forward to hearing from you!

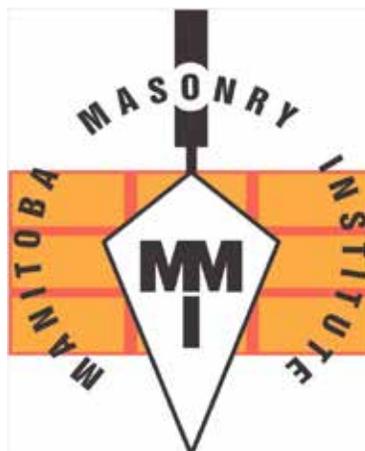
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