



Man of (lightweight) steel

Structure offers strong, durable construction alternative

By BOB MEYER
STAR BUSINESS REPORTER

Martin McLeod trusts light steel with his life.

He uses it for framing and building multi-storey condominium and apartment buildings.

Actually, he just completed building a 4,500-square-foot, four-bedroom house for his wife and family, high above and overlooking Semiahmoo Bay, near Vancouver, using the same galvanized steel-framed and concrete structure his company is introducing to condominium and apartment building projects across Canada, including one in Forest Glade.

"This low-cost and time-saving building method is normally used with multi-storey projects up to eight storeys, such as condos, apartments, hotels, assisted-living facilities and student and seniors residents," said McLeod, at the \$10 million Wildwood Park Condominiums, in Forest Glade.

Located at 3160 Wildwood Dr., the 84-unit condo complex is being built by Power MBS Structures Inc. of Surrey, B.C., with galvanized steel and concrete, not wood with concrete.

Developed by Power MBS Structures Inc., a Canada-wide turnkey provider of light steel and superstructures, the Mega Building System is being applauded by builders in B.C. and On-



CONDO PROJECT: Martin McLeod, vice-president of business development for Power MBS Structures Ltd., is seen here inside a condominium development under construction in Windsor. The framework of the entire structure is made out of steel.

Star photo: Tom Fraser

tario because it offers a non-combustible, strong yet lightweight alternative to such construction systems as wood, heavy structural steel and especially traditional concrete forming, without sacrificing strength and long-term durability.

"We are providing a new custom, lightweight, structural-steel building system with distinct advantages," said McLeod, vice-president of building development.

He said the system meets and exceeds building codes of all jurisdictions in

Canada, and, "we hope to eventually be recognized as the premier supplier of turnkey, high quality, affordable light steel framing and superstructures for medium-sized residential buildings throughout North America."

To date, Power MBS Structures Inc. has pre-fabrication plants in Mississauga and Surrey, B.C., to accommodate condo and apartment building projects anywhere in Ontario or B.C. Structural components are engineered, manufactured and pre-fabricated in controlled environments un-

der optimum climactic conditions.

More than half completed, the Wildwood Park condo is the first new major development in the east-Windsor subdivision in more than 20 years.

The surface will be brick and the suites are one- and two-bedroom, said developer Peter Valente, of Remo Valente Real Estate (1990) Limited. Single-bedroom units vary from \$89,900 to \$93,500 and two bedroom suites, from \$105,900 to \$179,900.

PLEASE SEE THE STEEL / C3

Business

SECTION C

Expansion outlined C2
Oil market's tight C3
Revolution predicted C3
Stocks C4
Mutuals C5

BUSINESS EDITOR KAREN HALL 255-5741

THE WINDSOR STAR

THURSDAY, MARCH 13, 2003

The Steel alternative...

CONTINUED FROM C1

McLeod said all walls and floors are uniform, straight, flat and dimensionally accurate because everything is prefabricated to exacting standards within controlled factory conditions.

The pre-fabricated steel is delivered by tractor trailer to the building site for assembly as needed.

"We are able to eliminate problems relating to shrinkage, rotting, corrosion and cracks in the interior and exterior finishes. We are 100 per cent termite, insect and vermin proof and structures retain their aesthetic integrity and value."

Developers find the system appealing for a number of reasons. It is cost competitive on a completed building basis. Construction is quicker, he said, "because the footings and foundations are lighter; there are no bulkheads required, no shoring, canning, assembling/dismantling of forms and no strapping of walls required."

His crew is able to work, "in virtually all temperatures, as well as in rain and snow. Our materials are easily applied because they are already formed when delivered. And because one compa-

ny is supplying and installing the entire structure, the need to co-ordinate several trades and suppliers during construction of the superstructure is eliminated.

"The day after a floor is poured, the mechanical and electrical contractors can be working on the floor above or below. Open web joist and studs with pre-punched knock-outs afford easy installation of utilities and services by plumbers and electricians," said McLeod.

"High quality, speed of construction and simplicity of construction at an affordable price are the hallmarks of the MBS system," he added.

Other Ontario projects which McLeod has undertaken include a five-storey retirement residence in Georgian Bay, and a four-storey condo in Woodbridge, near Toronto. And the first of three, four-storey condos in Vancouver was started in February.

Located just off Lauzon Parkway and the E. C. Row Expressway, Wildwood Park Condominiums is being built in a conservation area, with parks, picnic area and walking trails, ball diamonds, tennis courts, skating arena and a community centre complete with a public library.