New Office Building for Telus-Communications Inc.

St-Laurent, Quebec, Canada

Architectural precast concrete panels provided beauty, elegance and permanence to this prestigious six-story corporate headquarters.

Architectural precast concrete played an important role in beautifying the façade of the new office building for the Telus-Communications (Bc.) Inc. – one of Canada's foremost communication and life sciences companies. The building is located in the city of St-Laurent, a suburb of Montreal in the Province of Quebec.

The structure was conceived as a sculptural building in an office park setting and to be the focal point in the park. The exterior of the building was purposely designed to have rounded corners in order to give the many offices as much corner exposure as possible and to make the inside view of the offices varied and interesting. There are 24 other buildings in this corporate park complex.

All the buildings have been clad with architectural precast panels and have the same color, texture and finish.
However, the shapes and heights of the buildings are all different to suit the needs of the tenants. Thus, each building is distinct, and yet complements the other buildings in the complex.

The architect of record for this project was Maurice Bergman Architect. The in-house architect for Liberty Sites Ltd. was Mrs. Adrianna Meltzer. They were responsible for the conceptual and functional design of the building and especially the exterior aesthetics of the structure.

The facility is basically a six-level reinforced concrete structure with a basement. Each floor has an area of 21,600 sq ft (2000 m²) plus a basement area of 25,846 sq ft (2400 m²) for a total area of 155,446 sq ft (14460 m²). The engineer of record for the project was D. L. Turner Consultants, who designed the six-story building for both gravity and wind loads.

The precast concrete panels were fabricated by Saramac, Inc., at their plant in Lachenaie. In all, 321 precast concrete panels were fabricated with a total surface area of 32,912 sq ft (3060 m²). The panels were shipped by truck-trailer to the project site – a distance of about 30 miles (50 km).

During manufacture of the panels, the architect worked very closely with the precaster. He visited the plant many times to inspect the detailing of the panels and their methods of attachment. He also reviewed their finishes, texture, color, and methods of anchoring the windows to the panels. These frequent visits and meetings proved to be very valuable because the end result was a flawless product which proved to be satisfactory to all parties.

The panels were installed quickly and efficiently. As the panels were installed, the window manufacture followed behind with installation so that the exterior panels went up smoothly and quickly. Once the panels were in place, the roofing finish was installed so that work on the inside could proceed independently.

The total cost of the building was about $8 million. Fabrication, transportation and erection of the precast concrete panels was $500,000, both figures in Canadian dollars.


In retrospect, the precast concrete was chosen for its beauty, quality of manufacture, and permanence. The owner, architect, engineer and precaster are very pleased with the outcome of this building. This is an ongoing project, which has been built over a period of 16 years, and which will continue in the future.

CREDITS

Owner: Liberty Sites Ltd., St-Laurent, Quebec

Architect: Maurice Bergman Architect, Montreal, Quebec

Structural Engineer: D. L. Turner Consultants, Inc., Montreal, Quebec

Contractor: Reliance Construction Group, Montreal, Quebec

Precast Concrete Manufacturer: Saramac, Inc., Lachenaie, Quebec