



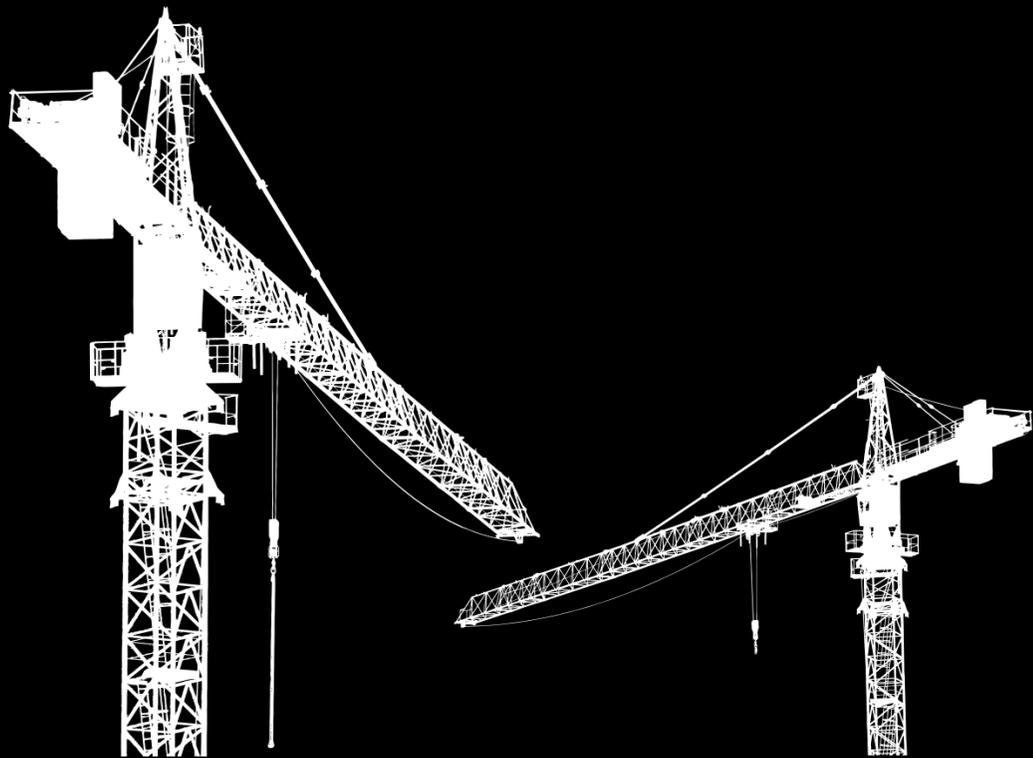
# Pre-Engineered Buildings Portfolio

Pre-Con Builders 2021



**PRE-CON BUILDERS LTD.**

# PROJECTS



**01** **BROOKSIDE INDUSTRIAL PARK**  
35 Bergen Cutoff Road

**02** **11 VERVAIN DRIVE**  
11 Vervain Drive

**03** **NORTHERN LIGHTS CEDAR TUBS**  
East St. Paul



# 01

## BROOKSIDE INDUSTRIAL PARK

### Location:

35 Bergen Cutoff Road,  
Winnipeg, MB, Canada

### Square Footage:

25,000 sq. ft.

### Completed:

2020

### Highlights:

- Fire-rated explosion-proof room
- Qualified for Manitoba Hydro's energy efficiency rebate
- Third building for this customer



# 01

## BROOKSIDE INDUSTRIAL PARK

Purpose-built as a warehouse for Canada West, Brookside Industrial Park is a 25,000 sq.ft. pre-engineered building featuring a balloon-frame front facade, 28' clear ceilings, pre-cast walls, high-end metal panels, EIFS, and a Butler MR-24 roof system.

This project consisted of a complete tenant fit-up to accommodate thermoplastic piping manufacturer IPEX, including offices, warehouse, mezzanine, and a fire-rated explosion-proof room to safely store combustible adhesives. Site modifications to the pre-engineered structure were necessary to accommodate openings and the mezzanine, which required value engineering given we were to stay within the strict budget of a tenant already in place. We also overcame challenges to drainage, not to mention the pressure of proving ourselves to a relatively new client at the time.

In the end, we completed this project on time and the tenant was able to move in on schedule. We were also proud that it qualified for Manitoba Hydro's energy efficiency rebate.





BROOKSIDE INDUSTRIAL PARK



# 02

## 11 VERVAIN DRIVE

### Location:

11 Vervain Drive,  
Rosser, MB, Canada

### Square Footage:

39,000 sq. ft.

### Completed:

2020

### Highlights:

- Pre-engineered 24' clear height
- 13 industrial condo units
- First building in Brookport Business Park
- Butler MR24 roof system



# 02

## 11 VERVAIN DRIVE

Being the first building to be constructed in a new business park always comes with its own unique infrastructure and design challenges as there's no playbook in place in terms of meeting the requirements of the municipality. That was the case with 11 Vervain Drive, a 39,000 sq.ft. building containing 13 industrial condo units we constructed in the Brookport Business Park in Rosser, Manitoba, in 2019-20.

This project was a complete design-build from start to finish, with numerous design changes throughout the process and ongoing client demands to mediate. The exterior of the pre-engineered shell, which includes 24' clear height inside, features prefinished metal siding, 2-tier glazing, and acrylic stucco. For the roof, we turned to a product we believe is the best standing-seam metal roof system available on the market, the Butler MR-24.

Today, Phase 2 of this project is underway: a new 16,000 sq.ft. building in the same development. This building has resulted in numerous other projects for us from other developers and end users.





11 VERVAIN DRIVE



# 03

## NORTHEN LIGHTS CEDAR TUBS

### Location:

East St. Paul,  
Winnipeg, MB, Canada

### Square Footage:

10,500 sq. ft.

### Completed:

2020

### Highlights:

- Cedar and stone front facade
- Landscaping a significant part of building's presentation
- Outdoor display area for hot tub and sauna
- Built with owner located abroad



# 03

## NORTHERN LIGHTS CEDAR TUBS

Northern Lights, the world's leading brand of original red cedar hot tubs, needed a new, combined showroom and fabrication facility at their site in East St. Paul. Not only did this require navigating the necessary permits and documentation to build within the rural municipality, we were also tasked with keeping the owner in the loop as they were located abroad throughout the entire process.

We started with a pre-engineered building, then took a unique approach to finishing, using a combination of stone and cedar to align with the visual theme of the business and products. A key feature of this project was implementing the eye-catching landscaping out front, which includes a show-stopping outdoor display area for one of the company's famous hot tubs and a sauna.

We also installed in-floor heating and cooling inside, and recently returned to complete an additional storage building behind the original 10,500 sq.ft showroom/facility.



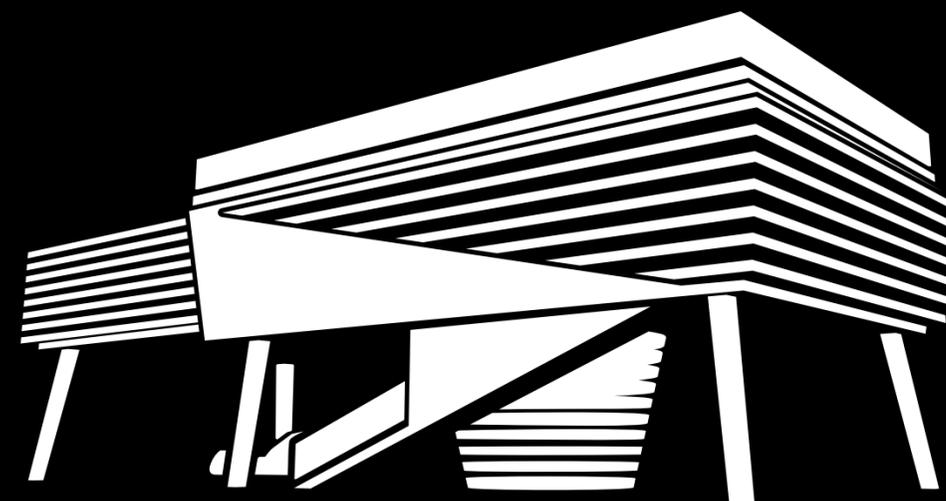


NORTHEN LIGHTS CEDAR TUBS



# WE'RE BUILDING MANITOBA

Pre-Con Builders is a design-build contractor that focuses on pre-engineered Butler Buildings®, multi-family developments, and commercial construction. As a one-stop-shop design-build company, Pre-Con will take on your entire project from start to finish, including city development approvals, rezoning applications, assisting with financing and proformas, in-house drafting and design, and coordination with trades.

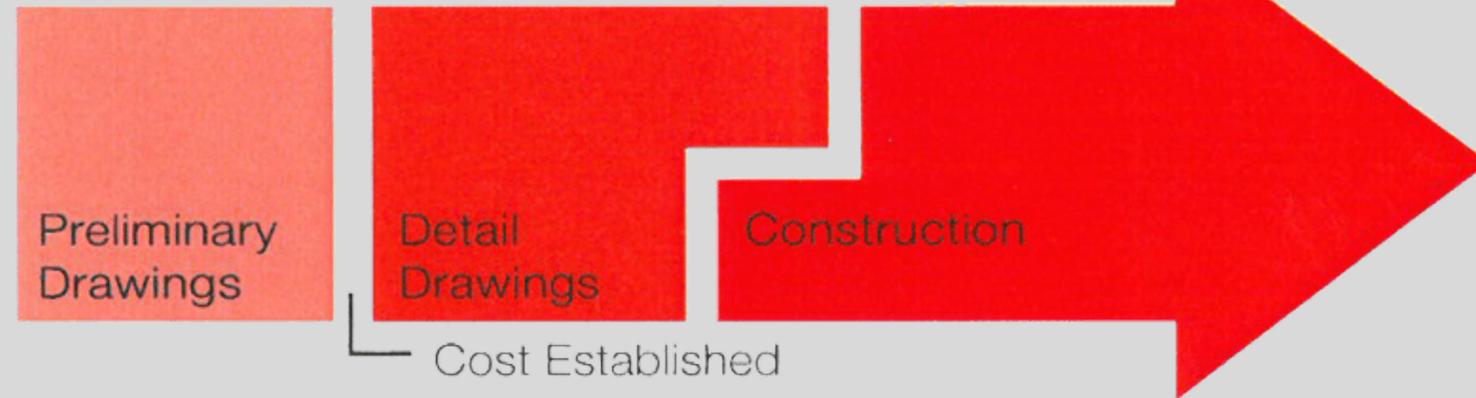


# DESIGN-BUILD

Design-Build construction is, quite simply, the most cost-effective and time-efficient method of building.

Design-Build construction places project responsibility and control with a single cohesive team, consisting of you and Pre-Con Builders, from conception through completion.

*Design-Build Method*



*Traditional Method*



# Get In Touch

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