

Company Name: Century Group Inc. (dba CGI Constructors)

Project Name: Malaview Laboratories

Project Value: \$10,000,000.00

Malaview Laboratory, located in Sidney, BC was a project completed on behalf of the Minister of Citizens' Services to support branches of the provincial government's natural resource ministries. This complex \$10M (inclusive of tax) tenant improvement was delivered as a CCDC2 stipulated sum contract, and it was completed in October 2023.

Extensive work was completed to both the interior and exterior of the building. Structural and seismic upgrades included a reinforced mezzanine, new roof trusses, reinforced exterior walls, concrete elevator shaft, new foundations, reinforced slabs, new structural steel columns and beams. Exterior work included cladding (rainscreen) and new windows throughout. We added new galvanized steel stairs and several new buildings: gas storage shed, chemical storage building, new roof top cross overs and handrails. The building envelope work included new doors and windows, south and east wall metal cladding to replace existing stucco, and a new roof system including trusses, roof curbs, roof frames with flashings, and caulking.

The civil upgrades included storm structures and a new storm water pump station, new concrete aprons, new asphalt paving, fencing, and gates. An automated snow weather station (ASWS) was also installed. This required substantial footings to support a specialized structure and site regrading.

Interior works included upgrading of all fire separations, firestopping, and all new interior finishes, including new barrier-free access to both floors. The laboratory space included the installation of multiple fume hoods, bio-safety cabinets, and a dust collection system. The labs received all new lab polypropylene casework with epoxy countertops, and chem-guard laminate tops were installed in all other lab spaces.

The building received all new electrical and mechanical systems. New BC Hydro services were completed to the entire complex along with all new switchgear and distribution for the lab. In addition, new fire alarm, access controls, lighting, and security camera monitoring infrastructure were installed.

All new mechanical systems were installed, including a heat exchanger, air-cooled condensers, EF exhaust fans, VAV boxes, pumps, unit heaters, water heaters, heat pumps, and controls. The building received all new plumbing, a NFPA fire sprinkler system and related extinguishing systems for labs.