

**CASE STUDY - BURLOAK CENTRE, OAKVILLE, ON**

**PANELIZED DRYVIT OUTSULATION WALLS SAVE THE DAY FOR LARGE RETAIL CENTRE**

The old adage “Time is Money” was never proven more true when Canada’s largest Real Estate Investment Trust, RioCan, was developing the massive 552,000 square foot new format retail project, RioCan Burloak Center in Oakville, Ontario. **Faced with numerous permitting delays, the project schedule was in jeopardy of being compromised** in a series of bureaucratic entanglements. With major tenants like Home Outfitters, Mark’s Work Wearhouse, Urban Planet, Petcetera, Jacob, Aldo Outlet, Sony and Nike all chomping at the bit to get into the new retail centre it would take a minor miracle to rescue the project schedule.

Enter Dryvit EIFS applicator Lido Wall Systems and their Dryvit Outsulation® DB prefabricated panel solution to save the day.

“The work Lido did was nothing short of amazing,” said Robert Alonso, Project Manager for Rochon Building Corporation, one of the project’s general contractors. “They erected walls in a week that would take a good EIFS crew three months to do field applied. We were very impressed with their work.”

What Lido did was erect approximately 105,000 square feet of Outsulation® DB™ walls in nineteen days. **In total Lido applied 145,000 square feet of Dryvit Systems at Burloak Centre, of which approximately 40,000 square feet was field applied** – mostly soffits and bulkheads over recessed store fronts.

That speed and attention to detail certainly made Alonso a firm believer



in the benefits of panelized EIFS when project schedules are paramount. One example of that attention to detail was the fact that there was a lack of certainty where or if certain secondary access doors would be necessary on many of the buildings. Special framing was included by Lido in a number of panels to provide for easy insertion of doors where later deemed necessary.

“There is no question that panelized EIFS definitely sped up the schedule considerably. We did this project in the summer, so we didn’t get the maximum benefit, but when you are working in the winter and colder months the benefits of panelized EIFS are even greater then,” Alonso said.

The secret to Lido’s success was

**PROJECT INFO**

**Dryvit Applicator:**

Lido Wall Systems, Inc. - Concord, ON

**Architect:**

Leon Lubelski Architect - Toronto, ON

**Owner:**

RioCan Real Estate Investment Trust - Toronto, ON

**Dryvit System:**

Outsulation®

**Dryvit Finishes:**

Sandblast®  
 Sandpebble®

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good project pre-planning, and a willingness to begin the construction of the prefabricated panels well in advance of the project start date. The result was a jump start on the EIFS walls that were sitting and ready to go. The only last minute challenge was the scramble to accommodate the more than 30 wide-ranging color schemes the various tenants demanded for their exterior walls.

“The colors were honestly the only real challenge we faced in meeting the demand,” offered Oscar Chiarotto, a principal at Lido Wall Systems, Inc. “But we’ve been working with Dryvit for a long time and we know that color flexibility with their finishes is one of the great benefits of the system, so we were able to get that figured out pretty quickly. The supply of panels was easy to handle by scheduling the work in such a way that we were ready to go before they were.”

The project architect, Leon Lubelski of Leon Lubelski Architect, was similarly impressed with the benefits brought to the table by Lido’s panelized solution.

“While the client was waiting for the building permits, the contract for the EIFS panels was awarded and panel fabrication was started. Thus when the permits were eventually issued, and once the structural steel was erected, panels could be immediately installed on site. Therefore, even though onsite construction was delayed due to the late issue of permits, the overall construction schedule was met and tenants gained occupancy on time, which was a great benefit to the owners,” Lubelski said.

The Outsulation® DB™ system with between three and five inches of expanded polystyrene insulation built into the system provided the owners with highly energy efficient buildings – a vital component in the often harsh Canada winters. In addition, the owners received the buildings they wanted with colors



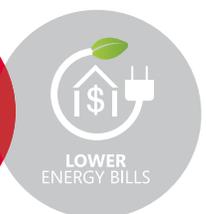
suiting to the individual needs of their tenants without having to delay occupancy in one of Ontario’s finest new retail centres.

**In a case where time is money, the energy efficiency of Dryvit’s Outsulation® DB system in a panelized approach by Lido Wall Systems proved to be like money in the bank.**



**An example of the prefabricated panels used by Lido Wall Systems to meet the project demands.**

*original*  
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