



The other big project NCC is currently working on in Iqaluit, a new office building, will be ready for occupancy by November, says NCC.

Image courtesy of NCC Development

Building to be ready for fall

NCC, from page 11

shipping season and will be installed by July 31, 2011.

The plan is for light to shine in from the steeple and skylights to help light and heat the interior and the cathedral will have a high efficiency heating system including in-floor radiant heating.

In an effort to ensure energy efficiency, and given the cold climate and strong cold winds in the region, NCC Development opted to install eight inches of sprayed foam insulation, rather than the six inches that is recommended for southern Canada.

"Using this type of insulation is a much better way to ensure a good insulation factor," Cayen said.

NCC Development is also working on the new Iqal-

uit home for the Canadian Northern Economic Development Agency (CanNor). The 34,500-square-foot, four-storey office building represents the final phase of the Inuksu-gait Plaza project, which also includes commercial and residential buildings.

Fifty-five CanNor employees will occupy the first two floors of the office building, with regional staff on the ground floor and headquarters personnel on the second.

According to Cayen, the base building is on track to be completed by Sept. 1 as scheduled, with tenant fit ups slated to begin immediately once the base is ready.

"At that point they will give us the specs on what they want for offices, how many they need and that sort of thing," said Cayen.

The building, estimated at roughly \$9 million, is being constructed using heavy-duty structural steel beams which are stronger, less expensive, allow for faster construction and are 66 per cent recyclable, making it an environmentally-friendly choice.

Given the cold climate, ensuring energy efficiency in the building is a prime concern.

"The insulation and building design are the main components in respect to the energy efficiency of the building," said Cayen.

Well insulated

Two layers of R-40 insulation (pink fiberglass) were used for construction of the first floor, and measures were taken to eliminate thermal bridging (when two poor insulators come into contact allowing a path for heat to escape) by wrapping the steel beams with rigid polystyrene insulation. A Tyvek air barrier surrounds the building to keep cold air out and interior floors will also be insulated to prevent the escape of heat from each floor. The building will also include high-efficiency boilers and a generator that will be installed for emergency back-up power.

Again, Cayen said it was important to have the construction work done by Northerners as much as possible.

"NCC has been in this business for 12 years and has a good history and track record of using our skilled Northern workforce and we are continuing that here. There are about 25 to 30 Northerners working on the construction of this project."

Construction of the building is on a scheduled hold but will resume April 1. The building is expected to be ready for occupancy by Nov. 1.

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