



BAYSHORE SHOPPING CENTER

COATING SOLUTIONS



As a fixture in western Ottawa, an estimated seven million shoppers visit Bayshore Shopping Center annually. Bayshore's owners recognized that in order to continue meeting customer expectations they needed to expand and renovate. In 2012 they invested \$200 million into a multi-phase redevelopment project.

"This investment reflects our strategic plan to invest in our properties in order to provide an exceptional shopping experience for consumers..."-

Kim McInnes, President, Global Operations, Ivanhoé Cambridge.

The food court was relocated and expanded, nearly tripling the seating area, and the bulk of expansion was concentrated in the footprint of an existing parking tower.

Parking expansion was required to accommodate an expected increase in visitors, as well as to account for spaces lost due to expansion. Ultimately, the center's parking volume was increased by ten percent.

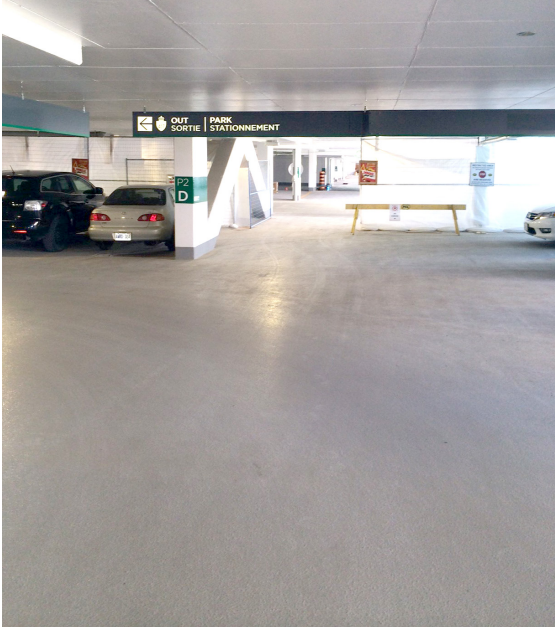
Bayshore remained open during the multi-phase construction process; making the completion of the parking garage redevelopment a top priority.

Original plans for the parking deck slips called for an asphalt based waterproofing surface that was expensive, as well as time consuming.

NEOGARD®'s Auto-Gard® II vehicular traffic coating systems proved to be the solution for both cost and time.

BAYSHORE SHOPPING CENTER

COATING SOLUTIONS



OWNER

Ivanhoé Cambridge

PROJECT MANAGER

PCL Construction

APPLICATOR

Bellai Brothers Construction Ltd.

BAYSHORE SHOPPING CENTER

OTTAWA, ONTARIO CANADA

System: Auto-Gard® II System

TOTAL SQUARE FOOTAGE

700,000 sf

BAYSHORE SHOPPING CENTER

NEOGARD®'s Auto-Gard® II vehicular traffic system was used for three levels of the outdoor parking structure at the Bayshore Shopping Center.

The originally specified asphalt waterproofing system required three inches of asphalt paving with extra steel reinforcement built into the concrete slab. Moving forward with the specified plan would have resulted in the project coming in over budget.

The Bellai Brothers proposed NEOGARD®'s Auto-Gard® II system as an alternative means of waterproofing protection.

Use of the lightweight and seamless NEOGARD® system allowed the project owner to realize considerable savings because of the major reduction of steel, rebar and concrete required on the project.

Bellai Brothers Ltd.

Earle McKay
819-771-7704