



# Fleet Facilities and Maintenance Garages





## Our Corporate Numbers

Founded in

1955

100%

Employee Owned

Projects Completed in Over

75

Countries

80%

Business from Repeat Clients

100%

Canadian



## Who We Are

Founded in Ottawa in 1955, J.L. Richards is a Platinum Club member of Canada's Best Managed Companies, providing high-quality engineering, architecture, planning, and project management services to clients in both the private and public sectors. With additional offices in Kingston (1971), Sudbury (1974), Timmins (2001), North Bay (2005), and Guelph (2013), we are perfectly situated to take on a wide variety of projects and deliver them on time and on budget.

J.L. Richards stands out in the industry due to our uniquely collaborative approach. All of our offices are staffed with a diverse team of engineering, architecture, and planning professionals, and we work as a team on every project to ensure that our clients get the very best quality, service, and value in the field. We share ideas, design concepts, technical data, and costing information, and we coordinate to efficiently address any issues that may arise over the course of a project. We offer our clients a truly integrated, holistic approach from conception to completion.

Another important distinction that sets J.L. Richards apart is our organizational structure. We are a completely Canadian company, and are entirely owned and operated by our employees. This structure empowers our employees to share in ensuring exceptional quality control at every stage of our projects, and allows our entire team to fully understand what clients want and how to deliver designs and built projects that meet their needs.

No matter the size or scope of your project, J.L. Richards has the experience, approach, and structure necessary to realize the truly impressive projects that you envision.



Platinum  
member



## The Right Fit for Your Fleet

At J.L. Richards, we understand that administration facilities, fleet maintenance and storage garage projects are about far more than designing buildings. The facilities we design in this sector represent opportunity and investment, providing new avenues for our clients to improve their services, enhance efficiency, and to protect and maintain the vehicles that are integral to their business.

Our experienced team of multidisciplinary engineers, architects, and planners have designed fleet maintenance and storage garages across Canada. We have worked with both private and public sector clients on these projects, developing innovative and integrated facility designs to successfully address their diverse needs. Due to our holistic approach to site planning and building design, our team has developed a reputation for delivering designs that exceed our clients' expectations.

We feel strongly that our clients deserve superior designs that reflect the current and future goals of their spaces. Our award-winning team is dedicated to developing designs that ensure the longevity and integrity of constructed projects, and that provide both aesthetic and functional appeal.

## Multidisciplinary Advantage

As a large firm with a collaborative structure and offices located province wide, we have the resources available to treat every project as our sole priority. We work together to ensure that every client experiences our undivided attention and feels comfortable placing their project in our hands.

With J.L. Richards, clients have a full complement of engineering, architecture, planning, and project management services at their disposal every day.

1. Stoney CNG Bus Storage and Transit Facility - Calgary, AB
2. Cementation Equipment Maintenance Facility - North Bay, ON
- 3 & 4. Utilities Kingston Public Works Operations Centre - Kingston, ON





## Equipment Maintenance Facility

Cementation Canada Inc.  
North Bay, Ontario

Our firm was retained by Cementation Canada Inc. (Cementation) to provide professional consulting services for the design, tender, and construction contract administration for a new maintenance facility in North Bay, Ontario. The 30,742 ft<sup>2</sup> maintenance facility was designed to allow Cementation to refurbish, test, store, and redeploy equipment between mining operations

With nine bays to service equipment, fabricate components, and test various apparatus, the building also houses offices, open work areas, a warehouse, a lunchroom, an electrical shop, and general shop area. This shop area is equipped with an environmentally isolated electrical shop, and is capable of operating and testing electrical motors up to 600 HP. This shop has also been outfitted with a compressed air system to allow for the operation and testing of pneumatic equipment. In addition, new 50 and 20 metric ton bridge cranes were installed, as well as embedded floor anchors to secure hoists and winches for testing.

The second storey of this facility features gallery windows where staff can observe the shop operations below. In addition, there is a direct access point from the second storey to the shop area, allowing staff to easily move between these spaces without having to travel through offices or administrative workspaces.

Aside from shop spaces, the entire facility has been designed to comply with the Accessibility for Ontarians with Disabilities Act.

This goal of this project was to provide Cementation with increased local work and warehouse space, as well as purpose-built accommodations for the company to service its underground fleets, raise boring plants, and shaft sinking equipment.

**Construction Value:** \$8,400,000  
**Completion Date:** April 2017



## Retail Facility, Multiple Service Garage and Wash Bay Additions

Toromont CAT  
Throughout Ontario

Since 2014, our firm has led the design of diverse facility upgrades and building additions to a series of Toromont CAT dealerships located throughout Ontario. We provided complete multidisciplinary architectural and engineering services, including preliminary consultation with various jurisdictional authorities, preliminary and detailed design, tender coordination, construction contract administration services, and commissioning assistance.

The projects our team have completed for Toromont CAT have ranged from new heavy equipment vehicle wash bays to new shop service areas. In Orillia, the project focused on a new 5,597 ft<sup>2</sup> pre-engineered building addition. This addition allowed Toromont CAT to incorporate a new heavy equipment vehicle wash bay and several vehicle service bays complete with overhead cranes. In Sudbury, we developed a new 600 ft<sup>2</sup> building addition to house a heavy equipment track press. Finally, in London, we provided designs for a 2,137 ft<sup>2</sup> building addition to house a new heavy equipment vehicle wash bay and service area.

In addition to our work with Toromont CAT, our team provided full design services to Battlefield Equipment Rentals for the construction of its new CAT equipment rental facility in Ottawa. The site includes an underground water storage tank system for firefighting, as well as a full security perimeter fence around the property and storage yards. We utilized a preengineered building system in the design of this facility to reduce Battlefield's construction costs. The front section of the building includes offices, a showroom, a retail counter, a lunch room, and an employee training centre.

The back building's section contains six repair bays, one wash bay, a parts and service room, a manager's office, mezzanine storage, and change rooms. A second facility using this same design was constructed in Bracebridge, Ontario.

**Construction Value:** \$7,000,000+  
**Completion Date:** May 2016





## Environmental Services Administration Building and Vehicle Storage Garage

City of Brantford  
Brantford, Ontario

The City of Brantford retained our firm to provide complete multidisciplinary engineering and architectural services for a new administration building and vehicle storage garage. This multipurpose facility was designed to house the city's environmental services administrative staff, as well as field staff and the equipment maintenance team. We provided conceptual design option development, schematic design, tender, and contract administration services for this project.

Now complete, the new facility provides approximately 32,000 ft<sup>2</sup> of new building programming space and includes an 18,000 ft<sup>2</sup> administration area, as well as 14,000 ft<sup>2</sup> of warehouse and vehicle garage space. The administration portion of the facility is two storeys tall and contains open-concept work space, office space, swing space, training and meeting rooms, collaborative areas, a lunchroom, a pollution control laboratory, staff locker room areas, a field staff training room, and building service spaces. The 1.5-storey vehicle storage portion of the building includes one vehicle wash bay and six drive-through vehicle bays, with interior storage for 15 vehicles. The new facility also has a one-storey warehouse area that includes a stock keeper office, as well as department and general storage spaces.

The office space is occupied by staff from various environmental services departments, including pollution control, water and wastewater collection, facility management, and construction inspection. The warehouse and vehicle storage areas accommodate the fleet of vehicles currently serving these departments. The fleet includes pickup trucks, box vans, dump trucks, a 3-ton crane dump truck, three vacuum trucks, trailers, and two backhoe loaders.

This facility was designed as the first building to incorporate the City of Brantford's new Accessibility Design Standards, as well as Workplace 2.0 Standards. The facility design also meets LEED Silver equivalency. Though the City ultimately decided not to pursue LEED certification, the design team did draw upon LEED principles in developing plans to enhance efficiency.

**Construction Value:** \$11,500,000  
**Completion Date:** February 2019



## Stoney CNG Bus Storage and Transit Facility

City of Calgary  
Calgary, Alberta

As part of the City of Calgary's engineering team, our firm was retained to provide engineering services for the design, construction, and operation and maintenance planning for a new 475,000 ft<sup>2</sup> diesel and compressed natural gas bus transit facility.

Our team provided the City with assistance preparing the project agreement technical specifications for process systems and maintenance equipment. We were also involved in the evaluation of proponent technical proposals and review of proponent design submissions for conformance with the project agreement technical specifications, as well as industry codes and standards.

Throughout construction, we assisted with technical changes to ensure the City's requirements were met, conducted a review of project documentation, and performed a final site walkthrough to identify deficiencies with respect to the project agreement

**Completion Date:** March 2019  
**Construction Value:** \$175,000,000+





## Parcel Distribution Facility Design and Site Planning

United Postal Service  
Ottawa, Ontario

To meet the increasing demands of business, United Postal Service (UPS) retained our firm to provide multidisciplinary engineering, architecture, and site planning services for the construction of a new parcel distribution facility located in the west end of Ottawa. The facility is located in the Kanata West Business Park, adjacent to the major provincial arterial road through the city.

The new UPS Parcel Distribution Facility is a one-storey, 40,548 ft<sup>2</sup> building with 25 loading bay areas. The space accommodates 113 employees on the site and 54 courier truck trips during peak hours.

Our building science team, including architectural, structural, mechanical, and electrical disciplines provided the client with a one-stop shop from concept to building permit. The structural and envelope designs were completed first, allowing sequential building permits to be obtained for foundation, base building, and fit up. This strategy enabled construction to proceed continuously as the building systems and detailed design aspects were finalized.

Our Planning team was responsible for the coordination of the Site Plan Control Approval for the development. This work involved the creation of a Site Plan drawing and Planning Justification, including a review of proximity to an adjacent quarry. We provided the Photometric Plan, coordinated the Landscape Plan, and were responsible for the organization of all submission documents and coordination with city staff with respect to approval of all technical reports, implementation of subdivision conditions, onsite truck operational movements, and the building permit process.

**Construction Value:** \$10,000,000  
**Completion Date:** January 2019



## Multipurpose Facility Interior Design

Charger Logistics Inc.  
Brampton and Woodstock, Ontario

Our firm was retained by Charger Logistics Inc. to provide consulting services for the interior design of the new Charger Logistics Facility in Brampton. J.L. Richards was retained under a second contract to complete the interior design and fit up for a 24,757 ft<sup>2</sup> multipurpose facility in Woodstock, ON. The design team was responsible for creating a fresh and contemporary office aesthetic that suited each office and its location, while selecting robust finishes to suit maintenance areas and spaces used by drivers passing through.

At project initiation, we toured the existing facilities with Charger Logistics staff to better understand the goals for the design, and to identify any possible design challenges early on. We used existing floorplans and furniture layouts as a basis for design when selecting furniture manufacturers and obtaining budget pricing. We presented two aesthetic approaches to the client, complete with lighting solutions, ceiling finishes, flooring options, colour palettes, and millwork finishes.

Following design approval, our team prepared working drawings for the finished floorplans and ceiling plans. Millwork packages were created for the reception desk, washroom vanities, kitchenette and coffee stations, lunchrooms, mail courier area, and closet shelving. Material specifications, a finishes schedule, and material finish boards were also created. During construction, the design team performed a site review to ensure general conformance with the working drawings.

The final product in both Charger Logistics buildings are multifunctional spaces that meet the needs of diverse user groups successfully.

**Construction Value:** \$7,000,000  
**Completion Date:** April 2019





## OC Transpo Maintenance and Administration Facility Upgrades

City of Ottawa  
Ottawa, Ontario

For over 30 years, our team has provided the Ottawa-Carleton Regional Transit Commission with consulting services for facility design and construction, ongoing facility upgrades, equipment maintenance, and strategic planning for its various service and storage facilities.

Our projects have included the strategic planning and orderly development of a 6.9 ha site located on St. Laurent Boulevard, and a major renovation and addition to an existing OC Transpo warehouse on Belfast Road. This major renovation included a welding shop with a downdraft table fume extraction system, a paint shop with paint booth, a sign shop with humidity controls and heat removal systems, a shipping/receiving and vehicle storage area for city facility maintenance vehicles complete with NOX gas detection systems, a carpentry shop with an internal dust collection system with spark detection and flame reduced explosion venting, a comprehensive fire protection system including in-rack sprinkler systems for a bulk storage area, and electrical power distribution systems and associated controls.

In 2011, the City of Ottawa decided to relocate and reorganize their staff and services in the OC Transpo organization. Our firm was retained to prepare multiple Functional Space Planning Reports to assist in the decision-making process for these proposed relocations.

In addition to these projects, we have been involved in the expansion of several existing OC Transpo facilities and further studies. These projects have included the construction of new administration and dispatch buildings, a bus repair and storage facility, inspection and dynamometer bays, brake overhaul and tire bays, additional bus wash bays, general service bays, parking lot and bus circulation road design, and a multiple bay addition to accommodate a new body, paint, and upholstery shop.

**Construction Value:** \$50,000,000+  
**Completion Date:** Ongoing



## Utilities Kingston Head Office Redevelopment

Utilities Kingston  
Kingston, Ontario

J.L. Richards provided planning, architectural, civil, structural, mechanical, electrical, project management, contract administration, on-site engineering, and review services for the redevelopment and intensification of the Utilities Kingston (UK) Service Centre at 85 Lappan's Lane.

J.L. Richards completed a site planning and servicing study in 2010. The primary purpose of the study was to explore ways to expand and upgrade the existing facility to best service Utilities Kingston over the next 25 years. The study methodology involved interviews with key managers and operations personnel, a review of the condition of existing buildings, confirmation of future growth considerations for the area correlated to the anticipated size of the UK works departments, and determination of the most efficient future development for the site. The site analysis considered the cost-benefit analysis of a broad range of options, including relocating the entire operation, redistributing certain activities to other sites, and expanding the existing site.

The chosen option was to expand the site, and the recommendations from the study were then implemented in 3 phases:

**Phase 1:** Design and construction of a new vehicle service garage. This garage boasts a total of 23,681 ft<sup>2</sup> of operational space, 31 indoor and nine outdoor fully equipped vehicle service bays, three heavy equipment service bays, heat recovery ventilation systems, and quick recovery forced air heaters, 689 ft<sup>2</sup> of equipment and parts storage, and power wash, welding, auto, carpentry, and machine shops,

**Phase 2:** Renovation to the existing UK service garage, adding 17,491 ft<sup>2</sup> of 38,320 ft<sup>2</sup> of total operational space, a drive-through heated indoor vehicle parking garage, renovated washroom and locker rooms to serve over 80 workers, retrofitted HVAC systems, accessibility upgrades, and electrical, gas, water, sewage, and electronic workshops.

**Phase 3:** Construction of a new four-storey office building and associated site works including parking, services, and landscaping. This phase achieved LEED Silver, and provided UK with a new administration and operations building, a vehicle and equipment storage building, and complete site works on a prominent building site.

**Construction Value:** \$22,600,000  
**Completion Date:** January 2015



# Public Works Operation Centre

City of Kingston  
Kingston, Ontario

Our team was retained by the City of Kingston and tasked with providing multidisciplinary design services for a new Operations Centre at 701 Division Street for the City's Public Works Department. The two-storey, 25,833 ft<sup>2</sup> multipurpose facility was designed as an operational base for 218 municipal workers. The design included a comprehensive study for a phased approach for developing the site, allowing the existing service yard and garage for Public Works vehicles to be developed at a later date.

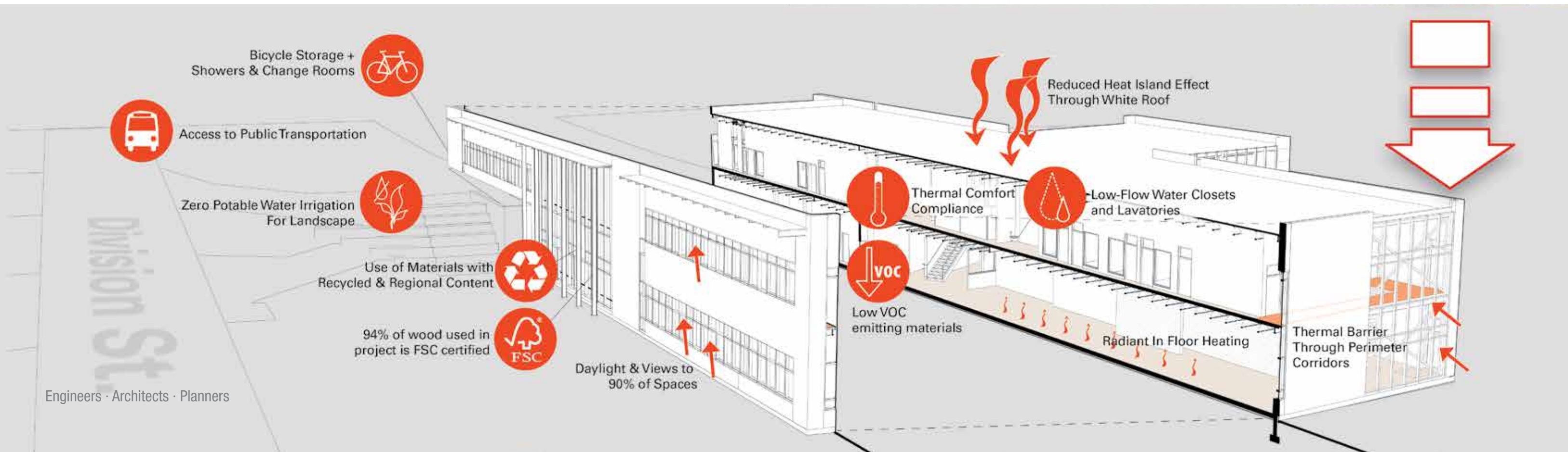
The new Operations Centre fronts a major downtown artery, which created an intriguing design opportunity. Rather than attempting to hide Public Works away from sight in a highly visible location, our team decided to boldly distinguish the centre and highlight the important civic services housed there. This was accomplished by incorporating colourful panelized wall sections that represent the Public Works department and act as building signage. The building was also opened up with glazing to create a comfortable work environment, while also engaging the public along Division Street and creating awareness and appreciation of the Public Works department.

The site topography slopes significantly up the north side, which allows main public entry at the second level while staff and service yard access is at the lower first level. Key administrative functions are housed on the second floor, including supervisors' and managers' offices, open office areas, and meeting and conference rooms. The first level provides accommodations for field staff, such as washrooms, lockers and shower facilities, a dispatch area, and a large multipurpose room where staff meet for daily to obtain their work assignments. A central staircase was placed in the kitchenette and break areas to encourage employee interaction. Many sustainable concepts were incorporated, including different shading for differing façade orientation toward the sun, durable and low maintenance polished concrete floor finishes, and sophisticated building automation controls.

**Construction Value:** \$10,000,000  
**Completion Date:** May 2012



**C02**  
REDUCTION  
**128 TONS**





## Additional Experience

We regularly take on projects related to maintenance garages and multipurpose municipal administration buildings. These projects which range in size and scope from minor interior retrofits to large-scale additions and new builds.

Additional examples of our project experience across the Ontario are provided here:

### SMS Equipment Administration Office and Maintenance Shop

Client: Komatsu SMS Canada  
Location: Timmins, ON  
Year: 2024  
Value: Confidential

### Toromont Administration office and Maintenance Shop

Client: Toromont Industries  
Location: Bradford, ON  
Year: 2024  
Value: Confidential

### Guelph Waste Innovation – Fleet Maintenance Garage Planning Study

Client: City of Guelph  
Location: Guelph, ON  
Year: 2020  
Value: Confidential

### Integrated Emergency Services Complex

Client: Northern College  
Location: Timmins, ON  
Year: 2018  
Value: \$16M

### Airport Maintenance Hangar and Training Facility

Client: City of Greater Sudbury  
Location: Sudbury, ON  
Year: 2015  
Value: \$7M

### Public Works Operations and Yard Facilities Masterplan

Client: City of Brantford  
Location: Brantford, ON  
Year: Ongoing  
Value: Confidential

### Canadian Forces Base Kingston, Integrated Logistics Support Facility

Client: Defence Construction Canada  
Location: Kingston, ON  
Year: 2019  
Value: \$27M

### Charles Sim Vehicle Maintenance Facility Expansion

Client: City of Ottawa  
Location: Ottawa, ON  
Year: 2007  
Value: \$5.5M

### Canadian Forces Base Petawawa, Maintenance Bays and Personnel Training area to service M777 Howitzer gun platform

Client: Defence Construction Canada  
Location: Petawawa, ON  
Year: 2013  
Value: \$1.3M



1



2



3



4



5

## Talk To Us Today



RC



BB

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If you have any questions about any of our services please contact one of the members of our Buildings Market.

1. Cementation Equipment Maintenance Facility - North Bay, ON
2. Northern College - Timmins, ON
3. OC Transportation Facilities - Ottawa, ON
4. Charger Logistics - Woodstock, ON
5. Charles SIM - Ottawa, ON





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