

Canso Canal Site Information Sheet

Background

The Canso Canal site is an important facility to ensure the strait of Canso remains open to shipping from April until December. The nature of the site and the operations demand a high level of coordination and adherence to safety and security protocols. Much of the infrastructure is due for replacement in the near future, there-fore this site will remain very busy for the duration of this SOA. The major construction projects will be separately tendered, however the age and general condition of the buildings and grounds require a robust maintenance program.



Site Description

The Canso Canal site consists of Nine buildings of various sizes and purpose, 3 sheds, the shipping canal and lock and gate system, and other operational equipment. The grounds include asphalt parking and operational areas, concrete walkways, compacted lay down storage areas, security fencing and lawn type areas. This is the primary site that this SOA will be concerned with. DFO has a small science building in Margaree Forks as well, which is a modified mini home situated on a rented lot. This site will generally require minimum maintenance.

This work included in this SOA will be primarily concentrated in the buildings and general grounds. The lock system and other operational equipment is maintained by other means.

Buildings:

Administration Building;

The Administration Building is approximately 70 years old, and 302 sq M. It is concrete construction with pre finished metal cladding. The building contains 3 offices, one conference room, one operational control room for the locks, 2 washrooms, 1 shower room, and a partial basement with utility and server rooms.

The building is heated and cooled with two X Two ton rooftop heat pumps, and one mini split heat pump for the conference room. There is baseboard electric as a secondary source.

This building is in overall fair condition.

INS Workshop Building

This building also referred to as the Carpenter shop is a 120 sq.M seldom utilized former workshop that is primarily used for storage. It is original to the site approx. 70 yrs, steel framed, pre finished steel siding clad, on slab. It has two former shop areas, one office and one washroom. It is heated by mini split heat pump and electric baseboard.

This building is in overall fair condition.

Combined Maintenance and Emergency Response Building

This building is 484 sq.M and is approximately 30 yrs old. It is steel framed, steel clad, essentially split down the middle dividing the workshop garage and welding shop from the Emergency response storage, shop and offices. It is a steel frame building with pre finished steel cladding replaced in 2020, and a raised rib steel roof, replaced in 2020. This building has a partial mezzanine level primarily used for storage. It has two 16ft garage doors, 4 offices a kitchen/lunchroom, welding/machine shop, parking garage for two med/large vehicles. The Emergency Response side is mostly open with large shelving to the roof level. This building is heated with electric baseboard and electric unit heaters.

This building is in overall good condition.

Cold Storage Building

This building is a 338 sq.M steel framed, steel clad structure and approximately 30 years old. It is unheated and has 2 large garage doors, and one smaller garage door. This building is used for Emergency Response equipment storage as well as Canal operations storage.

This building is in fair condition.

Gate Control Buildings (2)

These buildings are 36sq.M each and are original to the site, they are concrete construction with steel cladding. These buildings have gate operational and cathodic protection equipment which is maintained by other means. They are heated/cooled by mini split heat pumps. With baseboard electric heat as a secondary source.

Fender Buildings (2)

These buildings are 46 sqM concrete constructed, steel clad buildings which are original to the site. They have large electric motors which raise and lower protective boom fenders to keep ships from hitting the gates. They are heated by electric unit heaters and in fair/poor condition. As with the Control buildings the equipment within is maintained by other means.

Quonset Hut

This is a steel Quonset building formerly used for storage. This building has been deemed beyond economical repair and will be removed.

Sheds and Hazmat storage

There are 2 portable steel Hazmat buildings and one wooden storage shed. These are in fair/poor condition and will be replaced in the next five years.



Summary

The buildings and works described within are generally in fair condition. The Canal and many of the buildings were constructed in 1954. The canal operational equipment and works are maintained by other means, however there may be some minor non specialized repairs or small projects related to these works such as walkway repairs, or electrical inspection and maintenance of the common equipment such as electrical panels and conductors feeding this equipment.

Environmental conditions such as salt spray, heavy wind and ice make this site particularly susceptible to rust and corrosion and weather damage. These same conditions can make maintenance and repair of building exterior and grounds challenging at times.

Proximity to the water and the operational equipment demand a high level of situational awareness and strict adherence to site safety protocols.