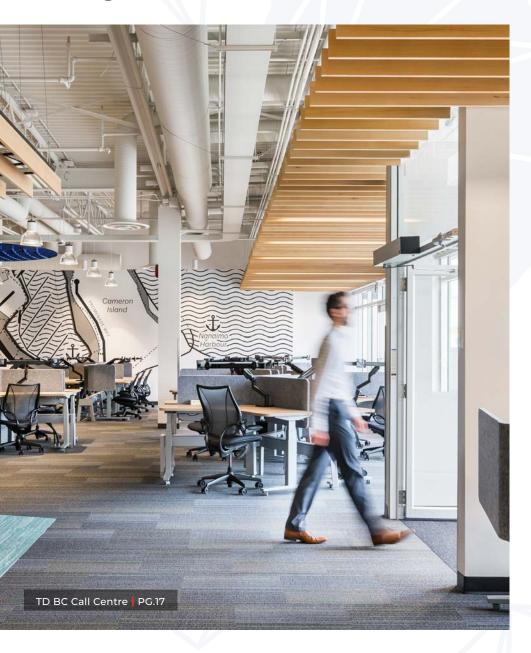
### People. Building Canada.



# COMMERCIAL INTERIORS REDEFINING THE WORKPLACE

# constructors **165**

# CGI Constructors WHO WE ARE

CGI is a people focused builder with a passion for the contributions we make to our community, the legacies of our clients, and to future generations.

We know the excitement and anxiety that comes with the possibilities when considering a construction project. CGI came into being because friends and colleagues needed help with their building needs. Since that time, our focus has remained on supporting our clients through construction. To us, *how we build* is equally important to what we build.

More than 80% of our clients are repeat clients, their ongoing trust in our abilities is a testament to our dedicated staff, our 1200 plus suppliers and subtrades, our dependable systems, our financial stability, and our commitment to our community and environment.

Our clients, both new and longstanding, can vouch for our purpose and values. This is what they say about us:

"CGI management and staff represents itself through the construction process professionally, following best in class processes, safety management and construction quality."

- HOK

"They helped guide us through the entire process."

- Canadian Bank PM

"They keep me informed, down to the last penny."

- Clean Energy Executive

"Efficiency? Yeah, they've got that mastered."

- CBRE PM

















**SOCIAL** SUSTAINABILITY



**ENVIRONMENTAL** SUSTAINABILITY

\$29000 donated (or in-kind) to charities & non-profits 1600 Training Days provided to staff

Projects in 2021 with Targeted Material Recycling Monitored 20% of Construction
Demolition Materials
Recycled • Sorted • Projects Monitored

**Tengineers** in Training

**S** Carpenter Apprentices

PASSIVEHOUSE CANADA Member

100% Demolition
Recycling of Projects



#### Our

# COMMITMENT

Shake hands. Make friends. Get to know one another. We are building for someone. Get to know them. Make sure what we are building is what they wanted when they started down this road.

Buildings are designed and built through collaboration with the people who will use them. The role of the **CGI Team** is to understand needs and engage our client, the consultants, and trades to work together to achieve those needs. CGI takes the time to understand your priorities and champions them throughout the build. It is important the people who start the project finish the project. Our Team remains engaged and committed to projects from start to finish.

#### CGI has the capacity to:

- Manage all construction
- Provide pre-construction services – budgets and schedules
- Review Leases and provide feedback
- Provide technical assistance regarding infrastructure and architecture

- Work with the client's design team to develop tender packages
- Act as CM in providing construction services through tendering, analysis and award
- Enter in to a GC, CM, Design Build

# What CGI encouragement We encourage new thinking and bold ideas backed by knowledge, research, and good decision making. pride We are proud of our people and the quality of our work. We are humble and have big plans. redefining This is a noble profession with career opportunities for women and men of all skills and backgrounds. care We care about the safety, wellbeing and health of our people, customers, trades, and community.



CGI harnesses our corporation's cumulative brain power in what we call the "CGI Learning Tree" - which connects employees and provides them access to a library of Great Practices and Lessons Learned. This resource

includes a MS Teams Forum for asking questions, engaging with subject matter experts, sharing innovative ideas and solutions, and advancing concepts that are central to the evolution taking place in the industry today.





#### **Anthony Minniti**

**Vice President of Operations** 

With Anthony's previous experience as a registered Architect, he has the vision that is needed to extract the most out of each and every Commercial Interiors project.



#### **Steven Favell**

**Director of Preconstruction Services** 

Having worked on a wide variety of Commercial Interiors, Steven understands that inclusive, well-designed spaces are a vital part of any successful business. He leverages his experience to help clients overcome challenges and provide exceptional work environments.



#### Frank Newman

Director of Environmental, Health & Safety and Culture

Frank's abundant experience is reflected in the administration of all the required regulatory requirements such as COR, WSIB & others.



#### **Caroline Vasica**

**Manager of Operational Excellence** 

Caroline offers the operational excellence standards required to maintain momentum at levels that result in a successful project.



#### **David daCosta**

**Commercial Interiors Specialist** 

Naturally sociable, David casts an empathetic set of values over his teams. His structured, analytical approach forms a solid foundation that puts the needs of all stakeholders at the core of every project.



RBC Ambleside, North Vancouver | 2021

## SAFETY MATTERS

We work in a great industry. It's fun. The best part of it is going home every day and telling your family about the great things you did at work that day. At CGI, the Environmental Health and Safety of everyone is omnipresent in everything we do. CGI is COR Certified in Ontario and a leader in Safe Work across Canada.

#### **Affiliations Include:**



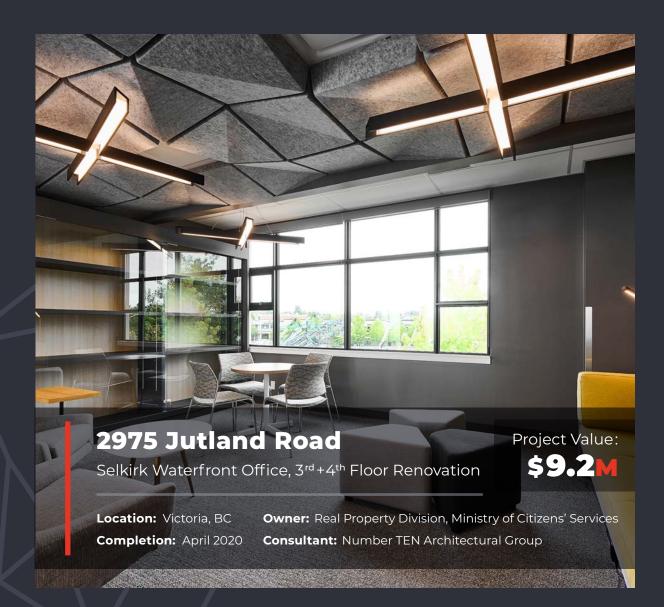






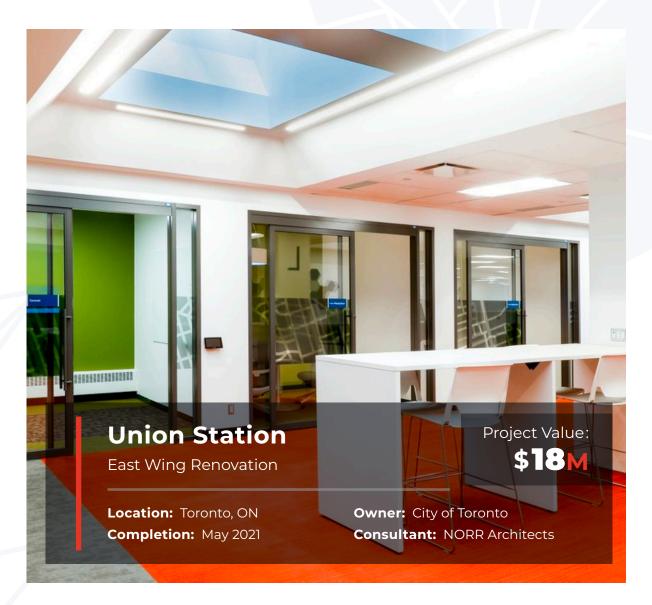
CGI has had **O** Lost Time Injuries in more than a decade, and our Rate Group LTI Frequency is among the best in our industry.

More than nice sounding words about how we take safety seriously, our results give proof to our overriding commitment.









As Construction Manager for the heritage restoration and construction of 100,000 sq. ft. of office space at Union Station, CGI has continued our ongoing support for the needs of the City of Toronto.

The work included stone and terra cotta restoration, upgrades to the mechanical and electrical systems, complete office construction, FFE, and integration of the East Wing office project and the Union Station Revitalization project.









Renovation to 4 out of 6 Floors of Government Office space. Approx 15,000 sq.ft/Floor this was a phased construction project that consisted of moving occupants out of the space into temporary swing space and a complete re&re of electrical, mechanical and all new modular partition wall systems.

Challenges of this project consisted of evening and weekend work schedule, tight timelines and working in an occupied building. The project is located in the downtown core, so site personnel safety and site security were additional components to this challenging project.



#### Our

# SOFTWARE

Equally important to the staff committed to your project is the technology we use.

# Industry-Leading Technology Suite

This software suite is fully integrated and includes a project dashboard. The information stored on cloudbased services is encrypted, meets audit standards, and is accessible to the owner if they wish to participate.

SmartBid - Estimating

BidCentral & BC Bid - Tender Invites

BlueBeam Revu - Take Offs

AutoDesk - BIM

**Procore** - Project Controls & Time Cards, Safety Controls & Reporting

Jonas - Accounting & Billing

Egnyte - File Storage



Our entire staff uses the software suite, which is the best in class.
Owners & Consultants have up to date, encrypted web-based information at all times.



## SUSTAINABILITY



We thrive on projects that make a lasting, positive change in the lives of people and the environment we share. We believe in the power of building to create regenerative environments for people to live, learn, work, and play all the while sustaining our world for future generations.

#### Relentlessly committed to innovation.

By changing the way in which we design, source, and build, we can conserve natural resources more efficiently, generate more social and economic opportunities for people, and deliver cost benefits to our clients.

Building a better community through environmentally responsive methods and materials is part of our DNA. CGI Constructors has:



- Passive House trained professionals
- A catalogue of LEED projects

CGI knows from experience that our contribution can be more than just managing and documenting locally sourced procurement, low emitting materials, waste management, indoor air quality, and erosion controls. We contribute to the sustainable strategies of the project by recognizing opportunities while we build. We thrive on projects that make a lasting, positive change in the lives of people and the environment we share.



CGI was awarded the renovation and fit out of floors 31, 32 and 34 of the RBC office tower on Georgia Street in Vancouver, BC.

The project included complete demolition and all new services. This included 60 heat pumps, electrical seismic upgrades, and elevator lobby upgrades including an interconnected stair. Complex interior millwork, natural stone wall, and glass panels required a precise layout.

An aggressive construction schedule of 13 weeks per phase, totaling to a 26 week schedule, required both day-shift and night-shift work to achieve.



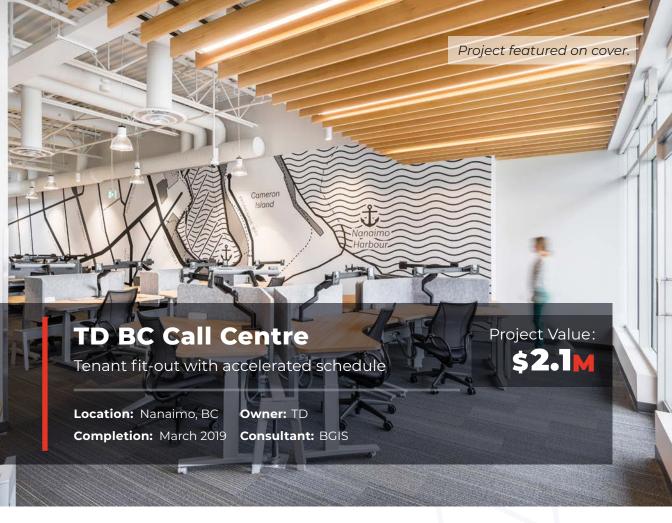
Location: Vancouver, BC

**Completion:** December 2015

Owner: Royal Bank of Canada

**Consultant:** SGH Design

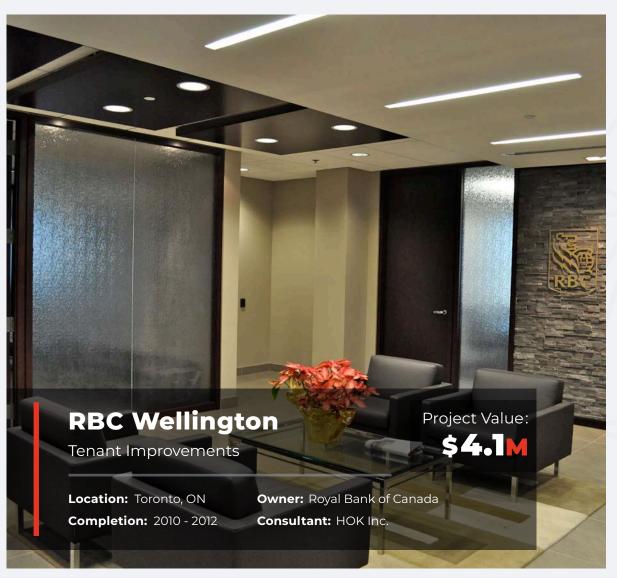
**Partners** 





Full internal tenant fit out to create a new and exciting interior. Works included demolition of the existing interior, new internal finishes, Millwork, DIRTT walls, glazed screens, along with Mechanical, Electrical and Sprinkler upgrades.











# Stable, Scalable, and FLEXIBLE

CGI offers unique perspective on expectations, market conditions, and project integration... plus a true understanding of best-in-class service delivery.

We have organized CGI specifically to provide CM services. We can effectively support individual project requirements locally, as well as support regional or national programs with the platform structure we've developed.

CGI excels at managing local subtrades, has established strong relationships with our communities' finest, and only brings best-in-class trades to our projects.



#### CGI is able to:

- Work on projects in BC, AB, SK, MB, ON, and the Maritimes
- Work in occupied spaces
- Work in off-hours to mitigate impact on business operations
- Manage phased work
- Provide Move Management and coordinate furniture moves
- Work with landlords to manage base building services



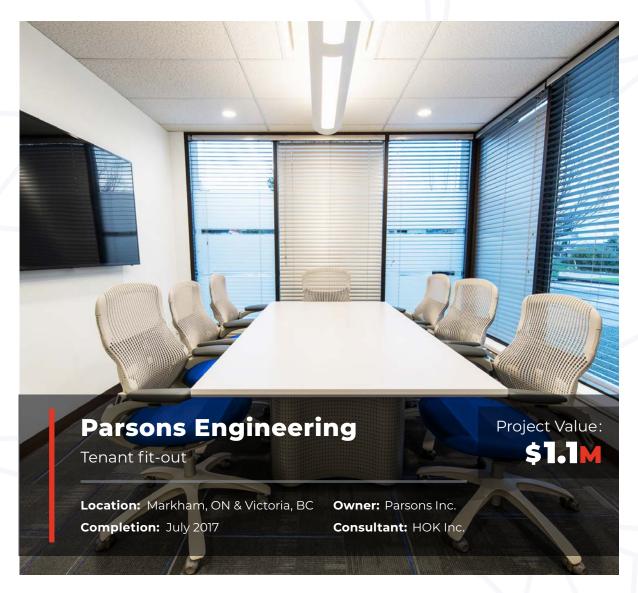




CGI took on modernizing the workspaces of all 19 floors of the iconic Toronto City Hall East Tower. The work included reorganization of floor space, HVAC, controls, electrical, AV, flooring, and an overall refresh of the tower.

The work was scheduled by stratifying the floors into phases of work so that City personnel could continue working as we moved through the tower. CGI was tasked with finding sustainable solutions and the right price for work in the market, as well as careful control of the publicly-funded budget to ensure value for taxpayers. We worked closely with the City and Straticom to value engineer the design and find efficiencies in the build.









## We're Here



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**Vice President of Operations** 

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**Lead Estimator** 

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