

People.
Building Canada.



Grand River Transit | PG.8

OPERATIONS &
TRANSIT

cgi constructors

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 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 75% 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, longstanding and new, can vouch for our purpose and values. This is what they say about us:

***“We can count on CGI to work within an occupied facility,
we know they will get the job done safely & right.”***

- BC Transit

3 OFFICES 6 PROVINCES
SERVING CLIENTS IN ACROSS CANADA

VICTORIA • VANCOUVER • TORONTO



40+
YRS
FOUNDED IN
1978

ALL
PROJECTS COMPLETED
WERE NEW CLIENTS

3
PROJECTS COMPLETED
2017 - 2023

\$56.6M
LARGEST PROJECT
\$3.2 M
AVERAGE VALUE
IN SECTOR



SOCIAL SUSTAINABILITY

\$29 000
donated (or in-kind) to
charities & non-profits

1600
Training Days
provided to staff

7 Engineers
in Training

5 Carpenter
Apprentices



ENVIRONMENTAL SUSTAINABILITY

25 Projects in 2021 with
Targeted Material
Recycling Monitored

20% of Construction
Demolition Materials
Recycled • Sorted • Projects Monitored

PASSIVEHOUSE
CANADA Member

25% Women & Minority
Employees
Diversity • Culture



Toronto Transit Commission | Pg. 11

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.

Markets that we serve:

- ▶ Healthcare & Laboratory
- ▶ Federal, Provincial, & Municipal Government
- ▶ Education
 - Higher Education
 - K-12
- ▶ Corporate Offices
- ▶ Retail & Restaurants
- ▶ Critical Infrastructure & Criminal Justice
- ▶ Industrial & Commercial Warehouses
- ▶ Multi-Unit Residential
- ▶ Recreation & Community Centres
- ▶ Transportation & Operations



What CGI **VALUES**

encouragement

We encourage new thinking and bold ideas backed by knowledge, research, and good decision making.

pride

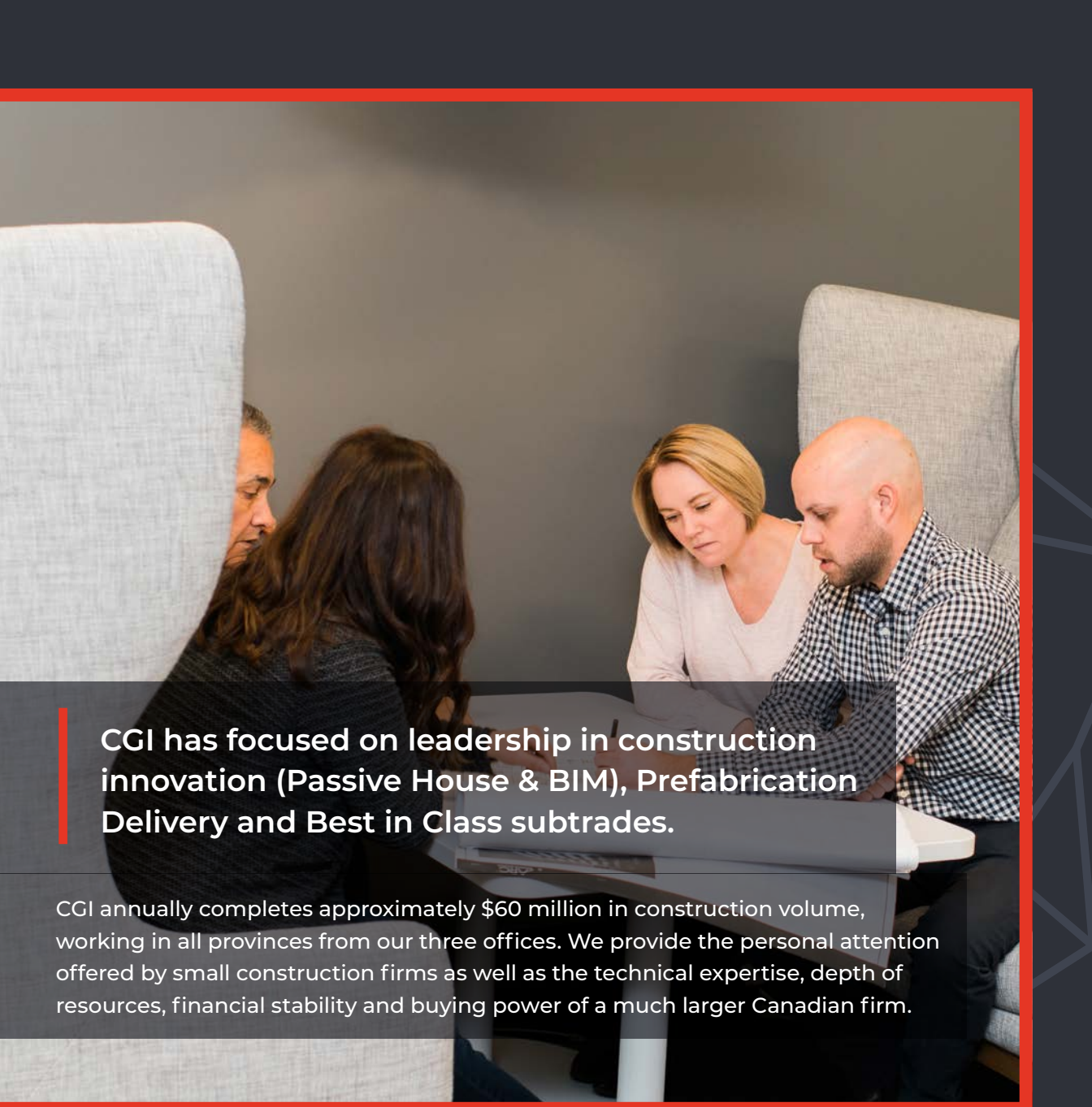
We are proud of our people and the quality of our work. We are humble and have big plans.

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.

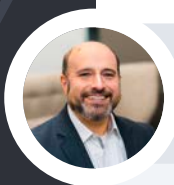
A photograph of four people (three men and one woman) sitting around a table in a modern office setting, looking at documents. The image is framed by a red border. A semi-transparent dark grey box is overlaid on the lower left of the image, containing the section header and the first paragraph of text.

CGI has focused on leadership in construction innovation (Passive House & BIM), Prefabrication Delivery and Best in Class subtrades.

CGI annually completes approximately \$60 million in construction volume, working in all provinces from our three offices. We provide the personal attention offered by small construction firms as well as the technical expertise, depth of resources, financial stability and buying power of a much larger Canadian firm.

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

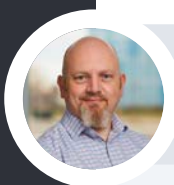
includes a MS Teams Forum for asking questions, engaging with subject matter experts, sharing innovative ideas and solutions, and advancing concepts that are central to the evolution taking place in the industry today.



Anthony Minniti

Vice President of Operations

Anthony is as aware as anyone of the importance of maintaining a pipeline of successfully completed projects in the Operations and Transit Sector, and the importance that each project plays in the environment in which we live.



Steven Favell

Director of Preconstruction Services

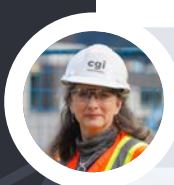
Work for the Operations and Transit services is key to the success of the Community that we live in. We have successfully delivered numerous projects covering every aspect of this sector.



Frank Newman

Director of Environmental, Health & Safety and Culture

Frank's enthusiasm in all matters relating to Health and Safety is contagious. He is present on every CGI project to ensure standards are maintained, everyone is safe and to maintain the CGI standard - "Home Safe Everyone, Everyday"



Caroline Vasica

Manager of Operational Excellence

The CGI team counts on Caroline's enthusiasm - someone who is always up for challenge. She is the spark and energy that gives inertia to many of the leadership teams' strategies.



Bilal AlKatib

Transit & Operations Specialist

Bilal has a keen sense of problem solving and attention to detail, reinforced by a quiet leadership, well suited to the complex infrastructure and municipal projects he is working on.



BC Transit Langford - Facility Modification | 1.7M | 2020

SAFETY MATTERS

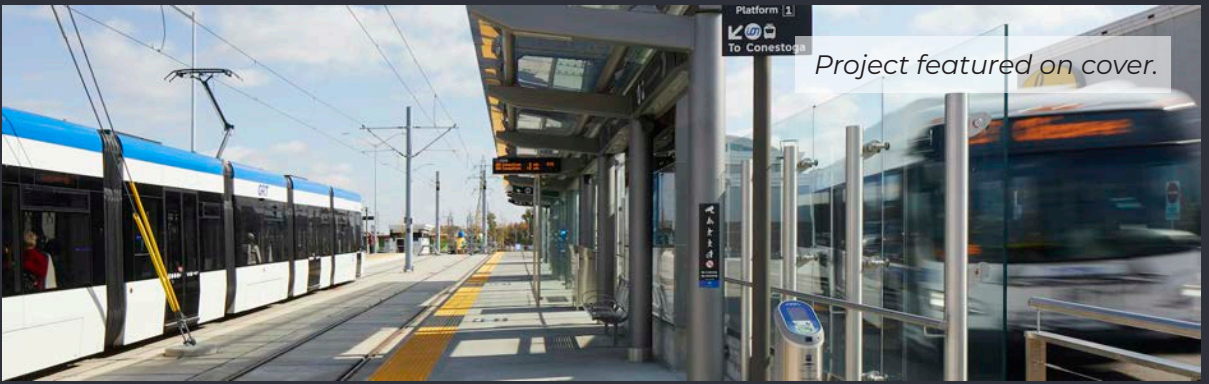
We work in a great industry. It's fun. The best part of it is going home every day and telling your family about the great things you did at work that day. At CGI, the Environmental Health and Safety of everyone is omnipresent in everything we do. CGI is COR Certified in Ontario and a leader in Safe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

Affiliations Include:

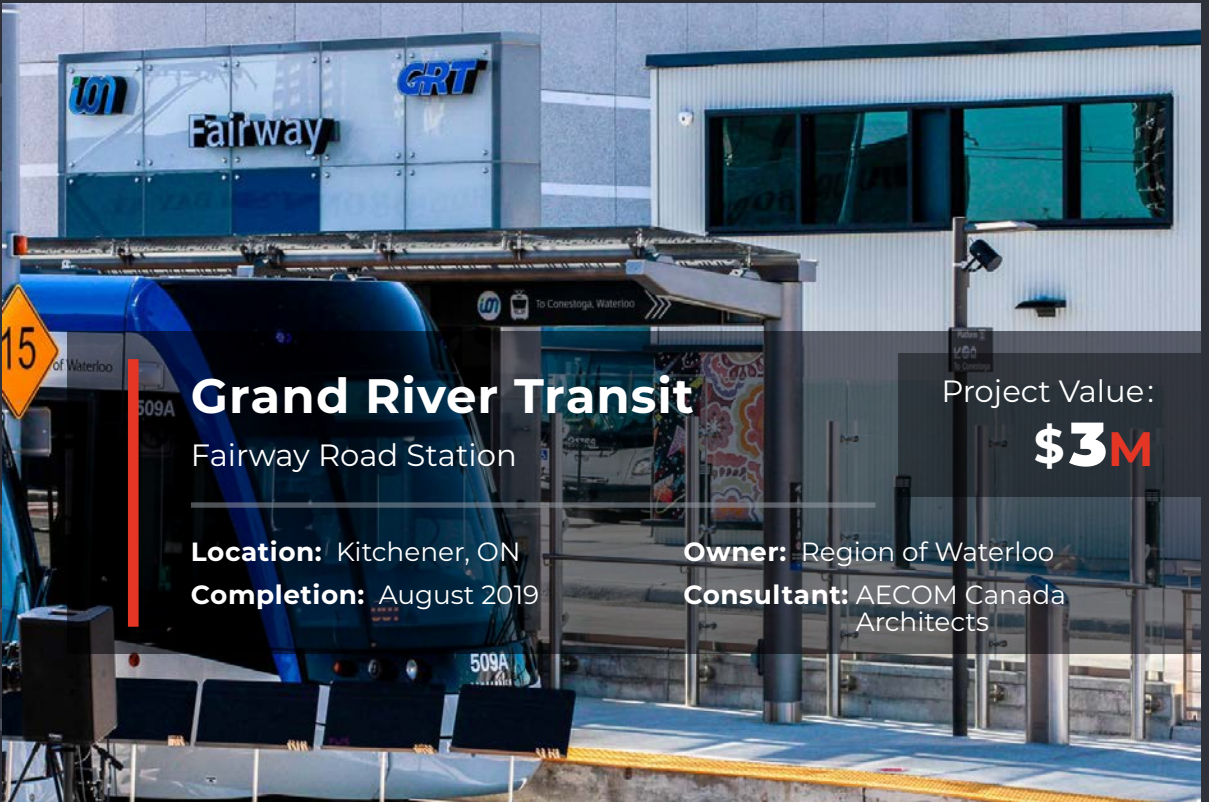


CGI has had **0 Lost Time Injuries** in more than a decade, and our **Rate Group LTI Frequency** is among the best in our industry.

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



Project featured on cover.



Grand River Transit

Fairway Road Station

Location: Kitchener, ON

Completion: August 2019

Project Value:

\$3M

Owner: Region of Waterloo

Consultant: AECOM Canada Architects



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 cloud-based 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.

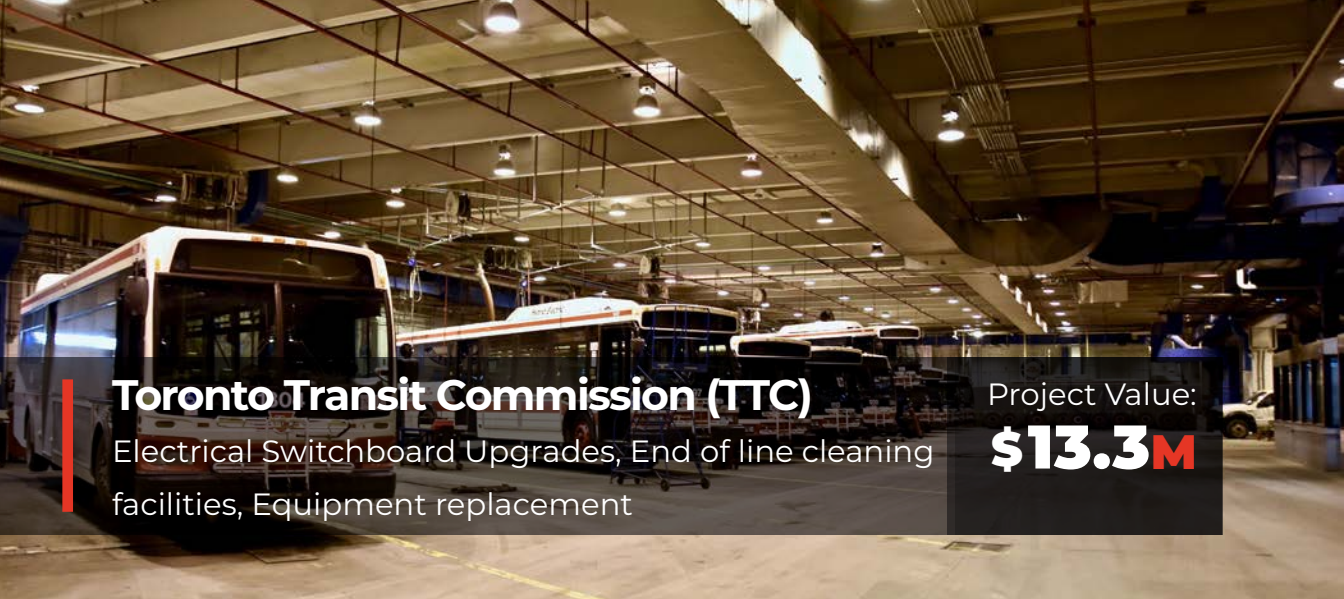
By changing the way in which we design, source, and build, we can conserve natural resources more efficiently, generate more social and economic opportunities for people, and deliver cost benefits to our clients.

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

PASSIVEHOUSE
CANADA **Member**

- **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.

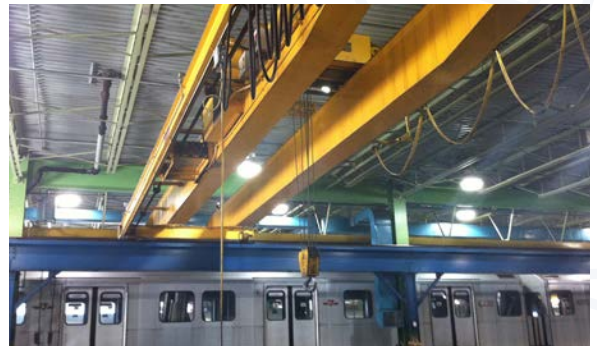


Toronto Transit Commission (TTC)

Electrical Switchboard Upgrades, End of line cleaning facilities, Equipment replacement

Project Value:

\$13.3M



CGI completed multiple projects for TTC, which included a range of activities such as demolition, construction, preparation of track beds, subgrade site services, and installation of hoardings, light poles, signaling foundations, upgrades to electrical and mechanical systems, and diesel emissions control equipment.

CGI also provided temporary generators and panels to ensure continuous operation, and performed upgrades to electrical switchboards.

The projects were completed in phases to minimize service interruptions.



Location: Toronto, ON

Completion: 2016 - 2017

Owner: Toronto Transit Commission

Consultant: TTC-Engineering Dept.

Our **CAPACITY**

CGI has the capacity to:

- 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
- Manage all construction
- Enter in to a GC, CM, Design Build





Union Station

Restoration + Renovations

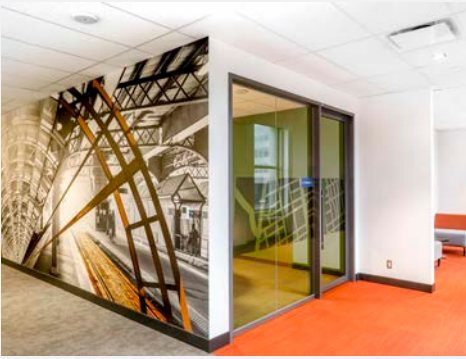
Project Value:

\$17.8M

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.

Completed during the COVID-19 pandemic, the project saw no disruption caused by construction activities, no LTA's, and has been cited by the OGGA as a model for the management of safe work during the pandemic.



Location: Toronto, ON

Completion: May 2022

Owner: City of Toronto

Consultant: NORR Architects



Clean Energy

Facility Upgrades

Project Value:

\$3.4M

As Liquefied Natural Gas becomes a more widely utilized source of fuel, many vehicle-based companies country-wide have also begun converting their fleets, and subsequently their facilities to accommodate this change. CGI has completed numerous facility upgrades for Clean Energy including Emterra in Mississauga and a soon to be completed project in Calgary. CGI worked with Clean Energy and Emterra as well as designers in an integrated design team to optimize solutions. The safety-features include gas-detectors, alarm systems, and automated fan systems that activate if gas is detected; the work also includes electrical system upgrades, mechanical systems controls, door and alarm integration, roofing and signage.

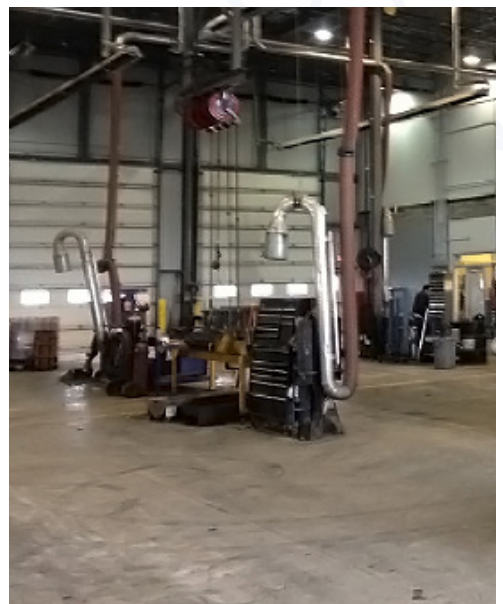
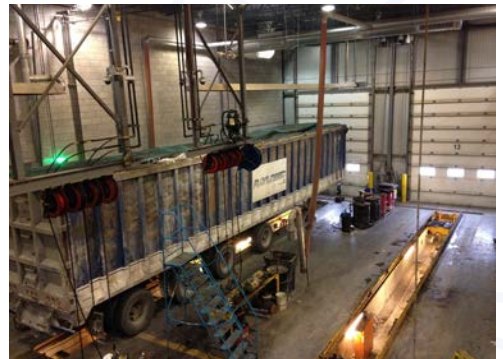
As all of the Clean Energy projects, the buildings are occupied during construction, CGI worked with and around ongoing operations to complete each project. Safety was a top priority on these projects.

Location: Various locations Cross Canada

Completion: 2015 - 2023

Owner: Clean Energy

Consultant: C & J Technical Solutions & Services



Fleet Repair Maintenance Garage

New Steel-Frame Multilevel Building

Project Value:

\$56.6M



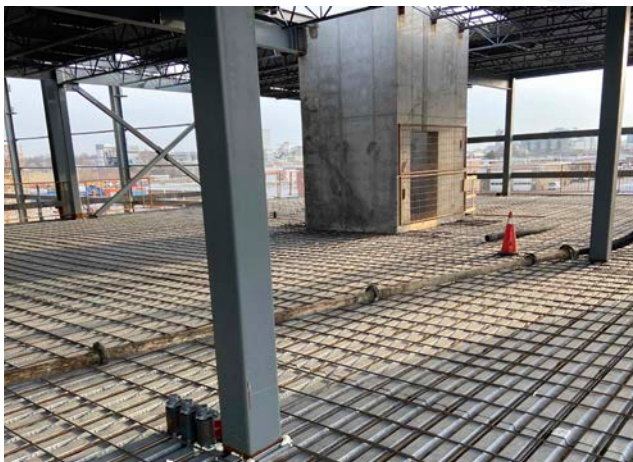
Location: Toronto, ON
Est. Completion: August 2023
Owner: City of Toronto
Consultant: Aecom

A new fleet maintenance facility consisting of two story office building with lockers, showers, meeting rooms, and general office space. The maintenance section includes five double sided maintenance bays, wash bays, and a two story area for spare parts and maintenance supplies.

The building is a steel frame with insulated metal panels and clerestory windows to allow natural light into the facility.

The mechanical systems for the facility will include HVAC, plumbing, industrial piping for oils and fire fighting system. High fans are also used in the maintenance bays for the circulation of air.

The electrical systems are power, lighting, IT and security. A new transformer and generator are included in the project as well.





Institute of Ocean Services

Security Fencing Upgrades

Project Value:
\$994K



This project included improving the security of the property through the construction of rock retaining walls, upgrades to external lighting, fencing, and new powered electric gates as well as communications systems.

Location: Sidney, BC

Completion: March, 2021

Owner: Department of Fisheries & Oceans

Consultant: PBX

We're Here



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