

People.
Building Canada.



VIRL North Nanaimo Library & Central Services Building | PG.7

COMMUNITY CENTRES &
RECREATION
MEETING PLACES FOR DIVERSE COMMUNITIES

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

“CGI worked well with the owner and consultant team in completing the project. Clear communication was maintained at all times which was essential on this project as the remainder of the facility remained operational during the construction phase. CGI was diligent in addressing warranty items in the one year following completion.”

- HCMA

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

- HOK

3 OFFICES **6 PROVINCES**
SERVING CLIENTS IN ACROSS CANADA

VICTORIA • VANCOUVER • TORONTO



40+
YRS
FOUNDED IN
1978

75%
OF WORK IN SECTOR IS
FROM **NEW** CLIENTS

5 COMMUNITY
CENTRES AND
RECREATION
PROJECTS
COMPLETED FROM
2017 - 2022

\$6.4M
LARGEST PROJECT
VALUE IN SECTOR
\$1.65M
AVERAGE PROJECT
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

100% Demolition
Recycling of Projects



Cedar Hill Recreation + Arts Centre | 2011

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.

Together, we're building:

- Gateways to **wellness** and **social literacy**
- People hubs where the **community comes together**
- Recreation hubs that **engage people**, young and old
- **Unifying spaces**
- Places for **local artists** to develop and share their works
- Diverse opportunities to **share cultures** and **enrich communities**
- Investments in **social infrastructure**
- **Regenerative environments** for people to **live, learn, work, and play**
- Tangible examples of innovation and sustainability that inspire the use of **better design** and building practices
- Future **landmarks** of the community

The background image shows a modern building with a dark, vertically-slatted upper section and a lighter wood-paneled lower section. Large windows are visible on the ground floor. In the foreground, there is a colorful playground with a yellow slide, blue and green climbing structures, and a black metal bench. The ground is covered in green artificial turf.

What CGI **VALUES**

encouragement

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

pride

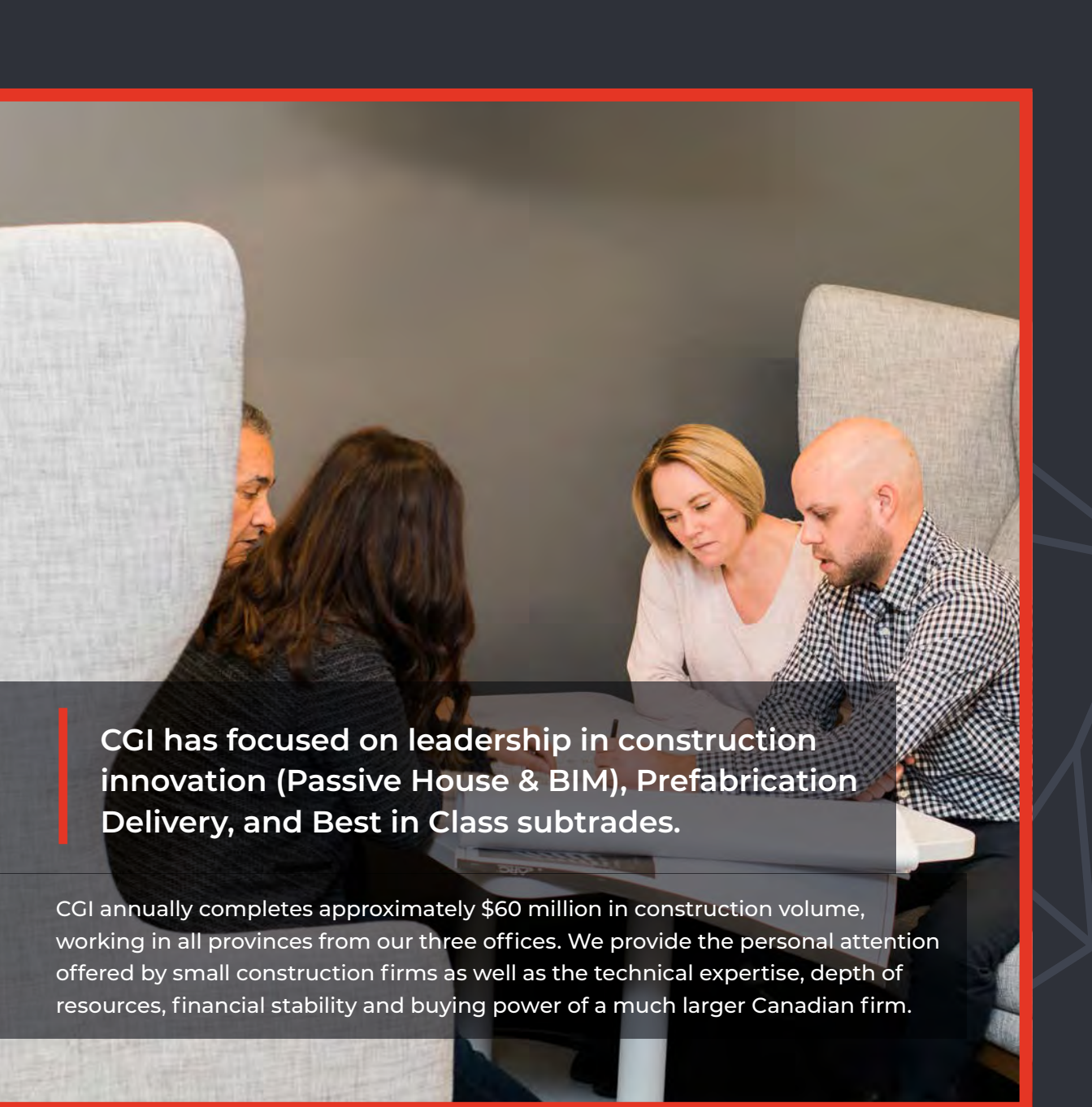
We are proud of our people and the quality of our work. We are humble and have big plans.

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 environment, looking at and discussing documents. The image is framed by a thick red border.

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

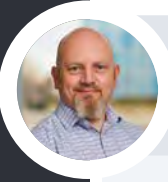
includes a MS Teams Forum for asking questions, engaging with subject matter experts, sharing innovative ideas and solutions, and advancing concepts that are central to the evolution taking place in the industry today.



Anthony Minniti

Vice President of Operations

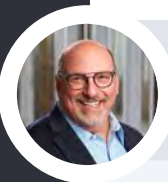
Giving back to the community is of paramount importance to Anthony. In 2022, he was promoted to Chair of the BC Construction Association where he is able to leverage his experienced and knowledge of the Industry to benefit the whole community.



Steven Favell

Director of Preconstruction Services

Of all the projects that Steven has been involved in, the ones he's found most rewarding have been for the Community. This stems from his natural affinity for wanting to support the communities in which we live, work, and play.



Frank Newman

Director of Environmental, Health & Safety and Culture

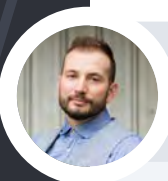
Frank's abundant experience is reflected in the administration of all the required regulatory requirements such as COR, WSIB & others.



Caroline Vasica

Manager of Operational Excellence

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.



Zack Tica

Recreation Specialist

Zack is a very outgoing and personable character who comes to the CGI team with a wealth of experience. He also brings contagious enthusiasm and high standards to each and every project he is involved with.

VIRL North Nanaimo Library & Central Services Building

Addition + Renovation

Project Value:

\$6M



Location: Nanaimo, BC

Completion: May 2014

Owner: Vancouver Island
Regional Library

Consultant: Chow Low
Hammond Architects

In December of 2012, CGI and the Vancouver Island Regional Library signed a contract for a year-long renovation and addition to the North Nanaimo Library and Central Services Building. The building was designed with a West Coast feel and open concept, boasting exposed wood beams and vaulted ceilings which give the space a warm yet airy feel.

Of the existing building's 30,000 sq.ft., CGI coordinated the demolition of 12,000 sq.ft. which was re-built as a new library space. The remaining 18,000 sq.ft. received a fresh update.

CGI is proud to have constructed this gorgeous addition to the Nanaimo community.





A new library branch in Nanaimo's Country Club Centre. This 4,500 sq. ft. branch features a Children's reading area with "moss walls", a fireplace, and a dynamic, colourful interior. The ceilings include complex ceiling features and lighting.

CGI managed the entire project with the scope of work including all new electrical, mechanical, walls, ceilings, flooring, millwork, fixtures, and signage.

Location: Nanaimo, BC

Completion: May 2017

Owner: Vancouver Island Regional Library

Consultant: MCM Interiors Ltd.



Algonquin Public School | September 2012 | \$4.2M

SAFETY MATTERS

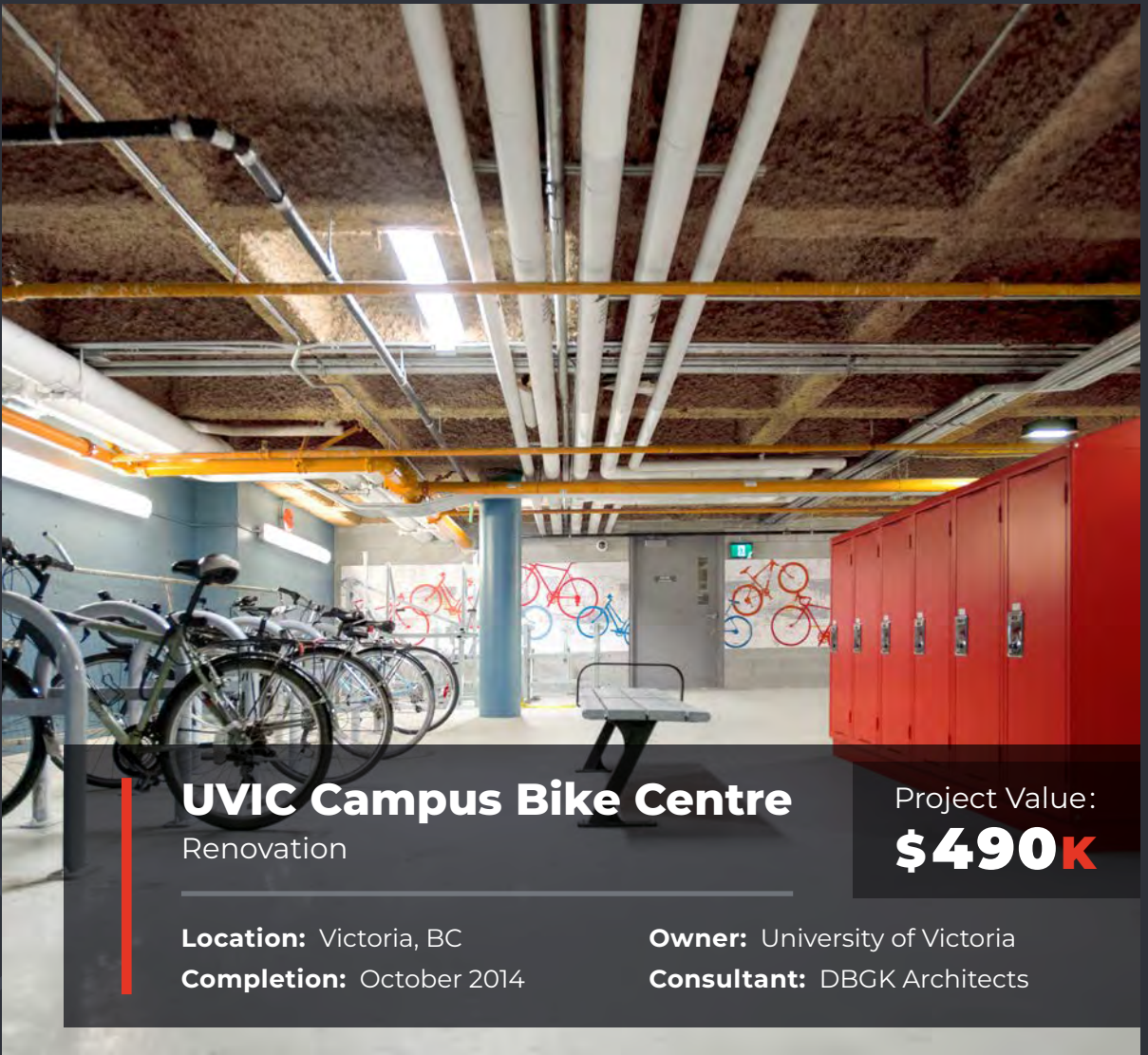
We work in a great industry. It's fun. The best part of it is going home every day and telling your family about the great things you did at work that day. At CGI, the Environmental Health and Safety of everyone is omnipresent in everything we do. CGI is COR Certified in Ontario and a leader in Safe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



UVIC Campus Bike Centre
Renovation

Project Value:
\$490K

Location: Victoria, BC
Completion: October 2014

Owner: University of Victoria
Consultant: DBGK 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

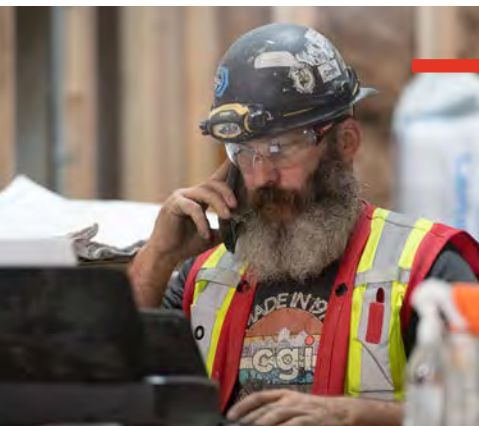
BlueBeam Revu - Take Offs

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.



Central Saanich Municipal Hall | 50K | August 2022

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.



Cedar Hill Recreation Centre

Arts Centre + Classroom Wing Addition

Project Value:

\$4M

This community project was supported by the Canadian Federal Government’s Infrastructure Stimulus Fund, in addition to Provincial and Municipal funding. It achieved LEED Silver Certification.

CGI commenced construction of this 8,000 sq.ft. expansion in October 2010. The addition included specialized spaces for art exhibition, pottery, and multipurpose activities, visual arts studios and classrooms, as well as the replacement of the gymnasium sports

floor. Many innovative initiatives were involved such as a living roof, a heat recovery system for the kilns, and a built-in capacity for solar hot water collection in the future.



Location: Victoria, BC
Completion: July 2011
Owner: District of Saanich
Consultant: HCMA

Toronto Community Housing

Service Hubs 61, 69, 86 & 90

Project Value:

\$3.2M

Location: Scarborough & North York, ON

Completion: July 2021

Owner: Toronto Community Housing

Consultant: Kearns Mancini Architects



Renovation of existing spaces within existing TCH buildings to provide new tenant service hubs. These Hubs consist of new reception, meeting, and office spaces with the inclusion of staff facilities (staffroom kitchens, staff washroom & showers) as required.

Also as required was the relocation and renovation of Tenant facilities (locker rooms & Laundry facilities) to accommodate the new tenant service hub spaces.





808 Douglas - Nootka Court

Tenant Improvements

Project Value:

\$2.7M

2,460m² alterations and improvements of interior space to the 3rd and 5th floors + reception at ground level.

The project also involved some exterior balcony and guard rail works. Scope including drywalls, ceiling, demountable partitions, washrooms, painting, flooring, millwork, electrical and mechanical.

The space on the 3rd floor was to provide classroom space for a daycare facility.

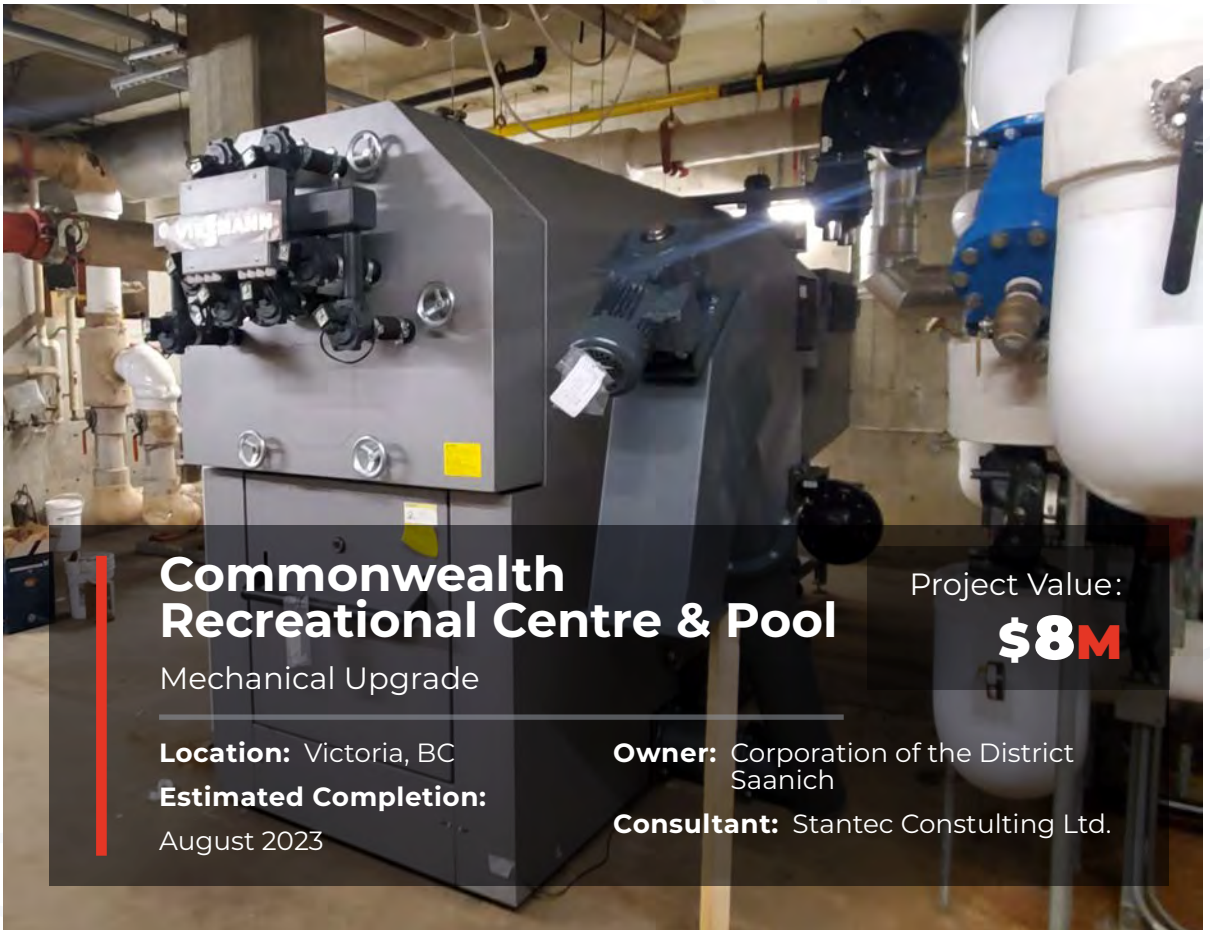
Location: Victoria, BC

Completion: June 2022

Owner: Wottrich Holdings

Consultant: Nsq Architecture Ltd





Commonwealth Recreational Centre & Pool

Mechanical Upgrade

Project Value:

\$8M

Location: Victoria, BC

Owner: Corporation of the District
Saanich

Estimated Completion:

August 2023

Consultant: Stantec Consulting Ltd.



In the mechanical system upgrade of Saanich Commonwealth Place Pool, the existing boiler system was replaced with new biomass boilers, along with the installation of a concrete fuel bunker and service well. It is the first biomass boiler system in Canada designed for a pool of this size.

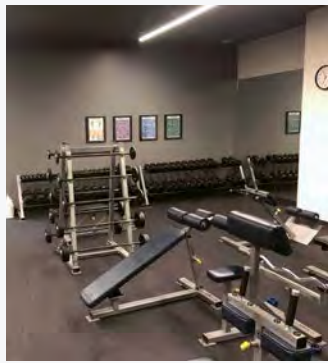
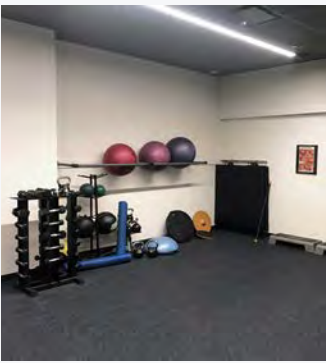
There have also been upgrades to the facility controls, including improvements to the facility air conditioning system, new air handling units, and improvements to the exterior surface.

1515 Blanshard

4th & 5th Floor Renovations

Project Value:

\$891K



Project 1 saw works to remove and replace architectural finishes to 3 rooms following flood damage.

Project 2 was the larger work for the MoH to renovate the Administration Office. This involved working closely with the building occupants, phasing the work to minimize noise and disruption to allow the normal use of the building while the works were undertaken.

Project 3 was the re-purposing of an existing space to provide a gymnasium.



Location: Victoria, BC

Completion: August, 2021

Owner: Ministry of Health

Consultant: Axis Design

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

The top **Pre-construction Services** you can expect from CGI's experience in **Community & Recreation:**

- Hoisting & Access Plans
- Interference & Constructability
- Constructability Analysis & Review
- Cost Estimating & Control
- Scheduling, Phasing, & Logistics
- Bid Packaging
- Risk Management
- Subcontractor Pre-qualification & Selection



Child Care Complex

UVIC Campus - Renovations

Project Value:

\$1.9M

Location: Victoria, BC

Completion: March 2018

Owner: University of Victoria represented by
Colliers Project Leaders

Consultant: McFaland Marceau Architects



Interior renovations of two separate childcare buildings (complex A&B) including demolition and removal of existing finishes and select millwork.

New millwork, new interior doors and openings, finishes, lighting fixtures and appliances. New fire alarm system and equipment. Mechanical and plumbing improvements, electrical upgrades.





Nelson Arena

Addition + Renovation

Project Value:

\$1M

CGI undertook this renovation and expansion to the fully operational City of Burlington community arena. Responding to the City's desire to add four new dressing rooms to the arena, altered public access ways, enhanced mechanical system throughout the new and existing facility, improved lighting, and plumbing services, CGI worked with the consultant as the design was augmented. With the combination of renovations and the addition of stone, metal and brick façade, this tired looking arena was upgraded to a facility the community could once again be proud of.

Consisting of 325 square meters of new building with interior wood ceilings and glulam beams with energy efficient lighting and mechanical control systems



Location: Burlington, ON

Completion: October 2010

Owner: The City of Burlington

Consultant: ATA Architects Inc.

We're Here



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