

People.
Building Canada.



Indigo | PG.13

RETAIL AND RESTAURANTS

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 95% 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:

"It has been a great pleasure working with the CGI team. Their ability to work in cooperation with the client and design teams in proactively identifying design and site challenges has contributed to the success of the projects."

- Indigo

4 OFFICES 8 PROVINCES

SERVING CLIENTS IN ACROSS CANADA

VICTORIA • VANCOUVER • WINNIPEG • TORONTO



40+
YRS
FOUNDED IN
1978

95%
OF WORK FROM
REPEAT CLIENTS

100
PROJECTS COMPLETED
2022 - 2023

\$12.8M
LARGEST PROJECT
\$352K
AVERAGE VALUE
IN SECTOR



SOCIAL SUSTAINABILITY

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

1600
Training Days
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

Ubreakfix

Tenant Improvement

Location: Vancouver, BC

Completion: 2017

Project Value:

\$100K

Owner: Ubreakfix

Consultant: Ubreakfix

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



What CGI **VALUES**

encouragement

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

pride

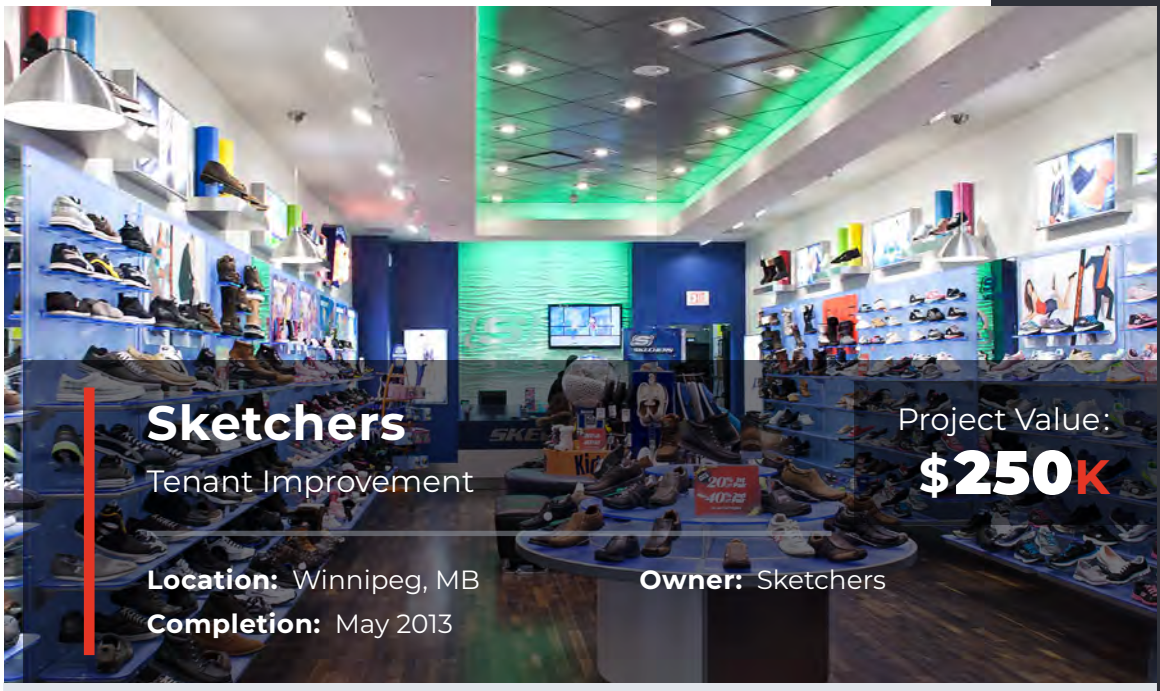
We are proud of our people and the quality of our work. We are humble and have big plans.

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.



Sketchers

Tenant Improvement

Project Value:

\$250K

Location: Winnipeg, MB

Owner: Sketchers

Completion: May 2013

SAFETY MATTERS

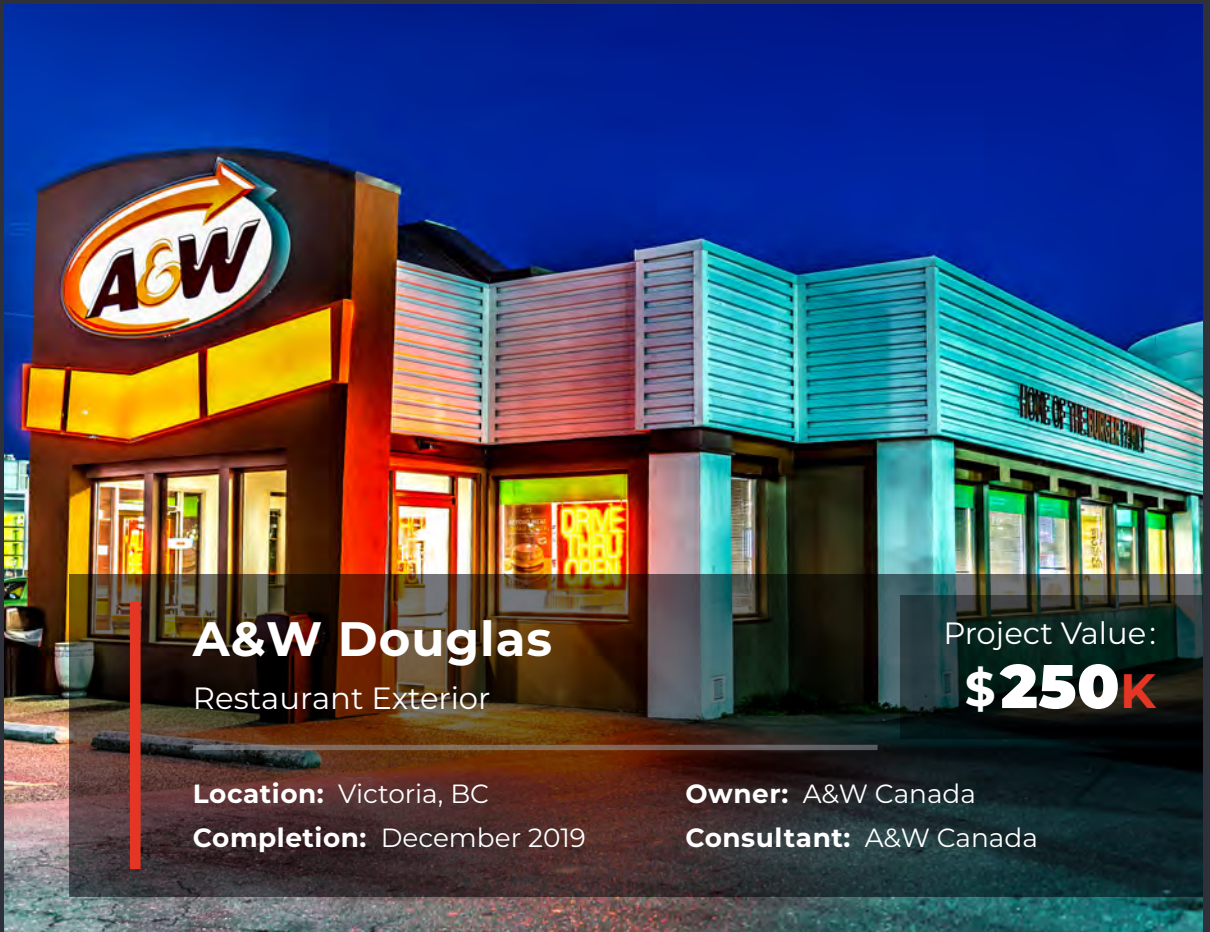
We work in a great industry. It's fun. The best part of it is going home every day and telling your family about the great things you did at work that day. At CGI, the Environmental Health and Safety of everyone is omnipresent in everything we do. CGI is COR Certified in Ontario and a leader in Safe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



Our SOFTWARE

Equally important to the staff committed to your project is the technology we use. Each is perfectly aligned into our process.

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

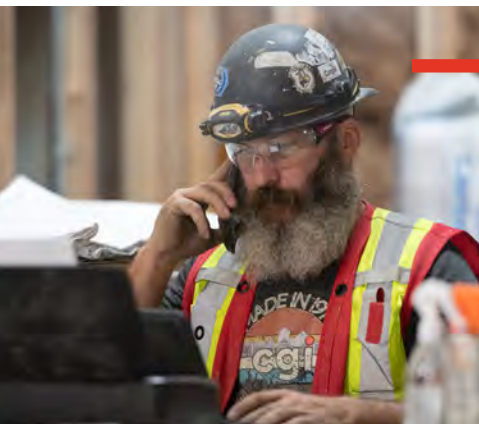
BlueBeam Revu - Take Offs

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.

The Shoe Company + Designer Shoe Warehouse + Town Shoes

Fit-Out

Project Value:

\$8.1M

Location: Various Locations across Canada

Owner: Townshoes Ltd.

Completion: 2016 - Current

Consultant: Varies for each location





Tim Hortons

Interior & Exterior Renovations

Project Value:

\$2.4M



Interior and exterior renovations of various Tim Hortons franchise locations across Canada from 2000 - 2021, including food storage, kitchen equipment, service bar, re-roofing, exterior facade, signage, re-structured drive-through, and more. Renovations often took place on tight schedules or in difficult weather conditions.

With over a decade servicing the franchise locations, our team is familiar with the franchise requirements and needs.



Location: Various Locations across Ontario and New Brunswick

Completion: 2000 - 2021

Owners: TDL Group Corp, CBRE C/O

Consultant: Varies for each location



Vince Camuto

Tenant Improvement

Project Value:

\$500K

CGI built three stores for Camuto Group: Vaughn Mills, Sherway Gardens, and Eaton Centre. All three stores were complex interiors which required coordination of store fixtures with store construction.

The work included all major trades including mechanical, electrical, and finishing trades. The glass store front extends wall to wall and floor to ceiling, and includes stainless accents and integrated signage.

Location: Various Locations in Ontario

Completion: 2015-2016

Owner: Camuto Group

Consultant: Patrick Blee



Project featured on cover.

Indigo spirit

Indigo Spirit Vancouver

Fit-Out

Project Value:

\$785K



This project involved the supply and install of all the store fixtures. The work was completed at 810 Granville, in the heart of downtown Vancouver BC. Work had to be organized around evening deliveries of millwork and city noise bylaws. Our work included minor gypsum and paint touch-ups. The whole project was completed in 12 working days.

Location: Vancouver, BC

Completion: November 2015

Owner: Indigo Books + Music

Consultant: N/A



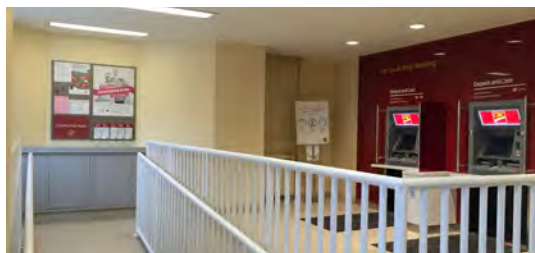
CIBC

Interior & Exterior Renovations

Project Value:

\$5.1M

This on-going working relationship started in 2016. Through to early 2023, CIBC together with CGI, has successfully delivered 17 projects across BC, AB, SK, MB and ON.



The types and values of project range from simple painting or flooring changes for less than \$10k, through to major renovations, new branches, internal remodeling, of which the largest value is just over \$1m.

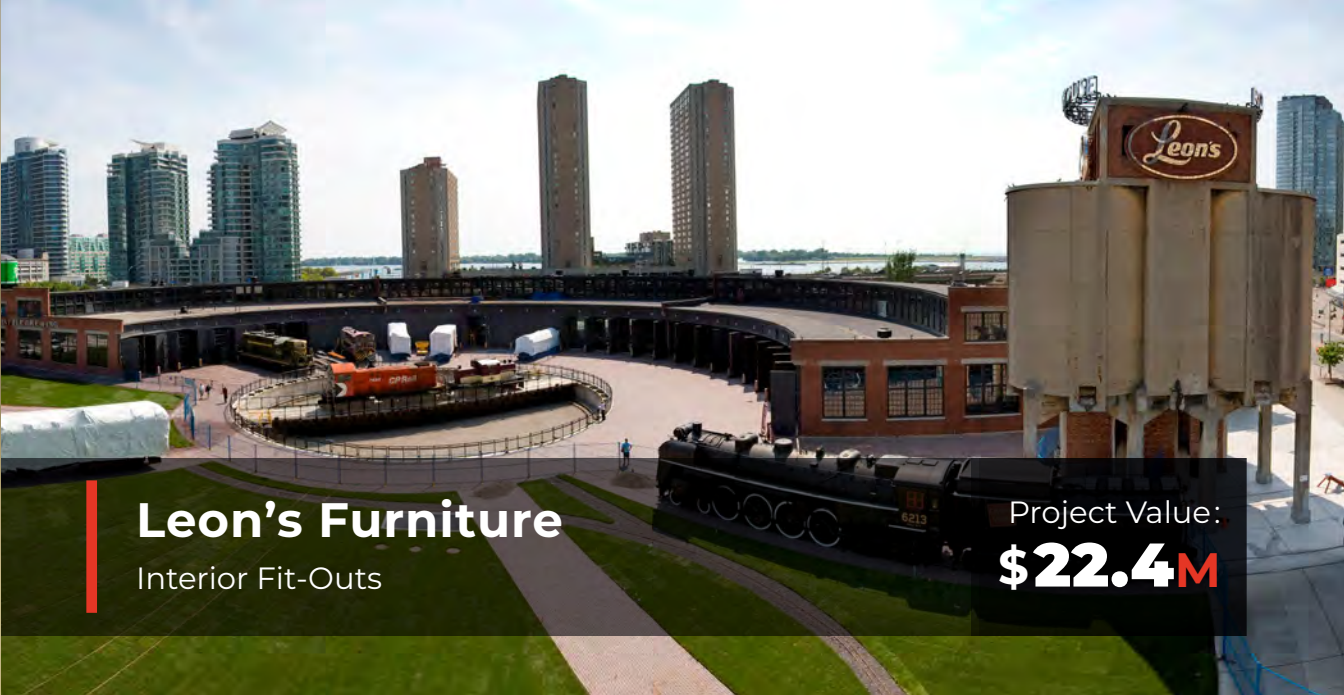


Location: Canada Wide

Completion: 2016 - Ongoing

Owner: BGIS, WSP

Consultant: Stantec, WSP



Leon's Furniture

Interior Fit-Outs

Project Value:

\$22.4M



This on-going working relationship started in 2006.

Through to early 2023, Leon's and CGI have successfully delivered 24 projects across BC, AB, SK, MB and ON.

The types and values of projects range from simple racking replacements for less than \$100k, to major renovations, new branches, and internal remodeling, of which the largest values are in the \$3-\$5m range. The largest project completed with Leon's was the new store in Edmonton that was delivered in 2006 for just under \$10m.



Location: Canada Wide

Completion: 2006 - Current

Owner: Leon's Canada

Consultant: Grenier + Richards Architects



Moe's Home Collection Victoria

Fit-Out

Project Value:
\$308K

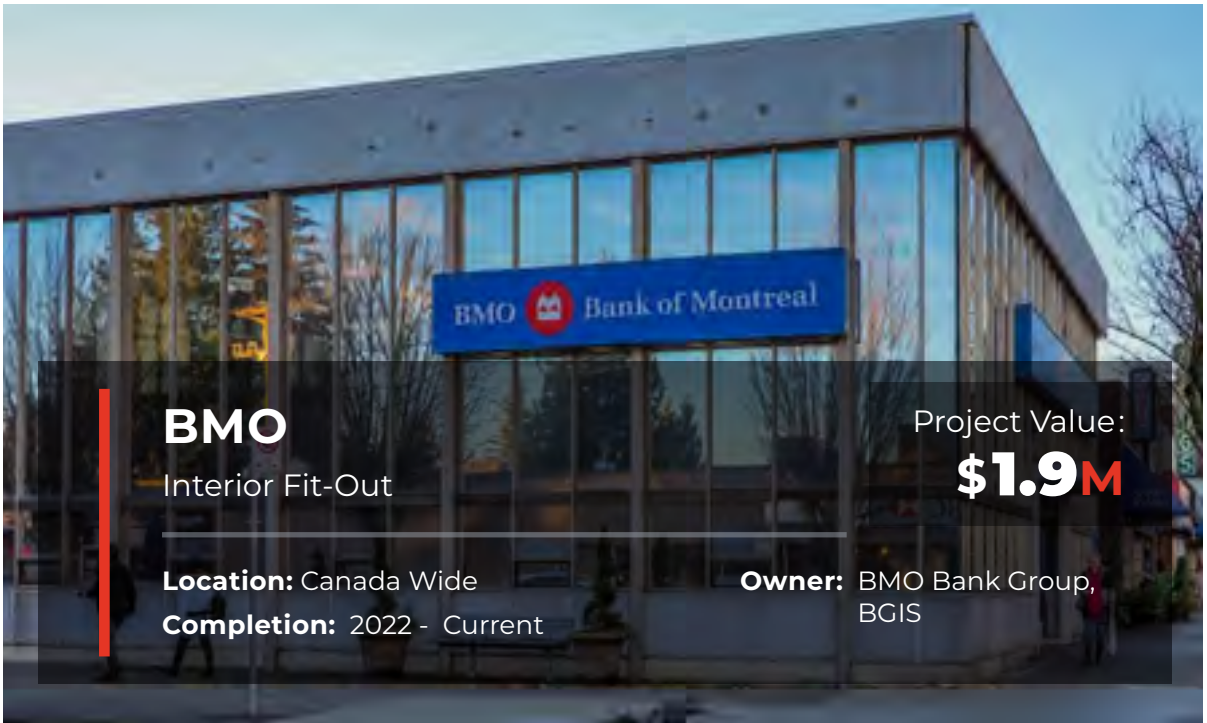
The complete fit-out of a new retail furniture showroom was an exciting project that showcases the latest trends in interior design. The showroom features a unique industrial boutique style, with open ceilings and exposed concrete walls and ceilings, providing a trendy and edgy vibe.

The use of bright and open spaces ensured that the showroom was a welcoming and inspiring environment for customers to browse through the latest furniture collections.

The project included all-new power and lighting fixtures, ensuring the space was well-lit and energized, and a top-of-the-line air handling system.



Location: Victoria, BC
Completion: August 2022
Owner: Moe's Furniture
Consultant: Jack P James, Architect



BMO

Interior Fit-Out

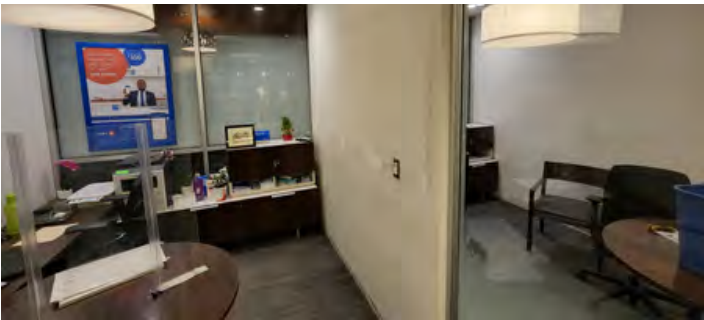
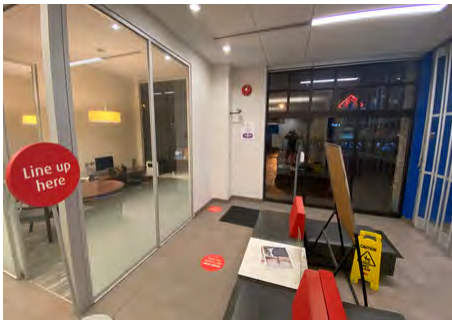
Project Value:

\$1.9M

Location: Canada Wide

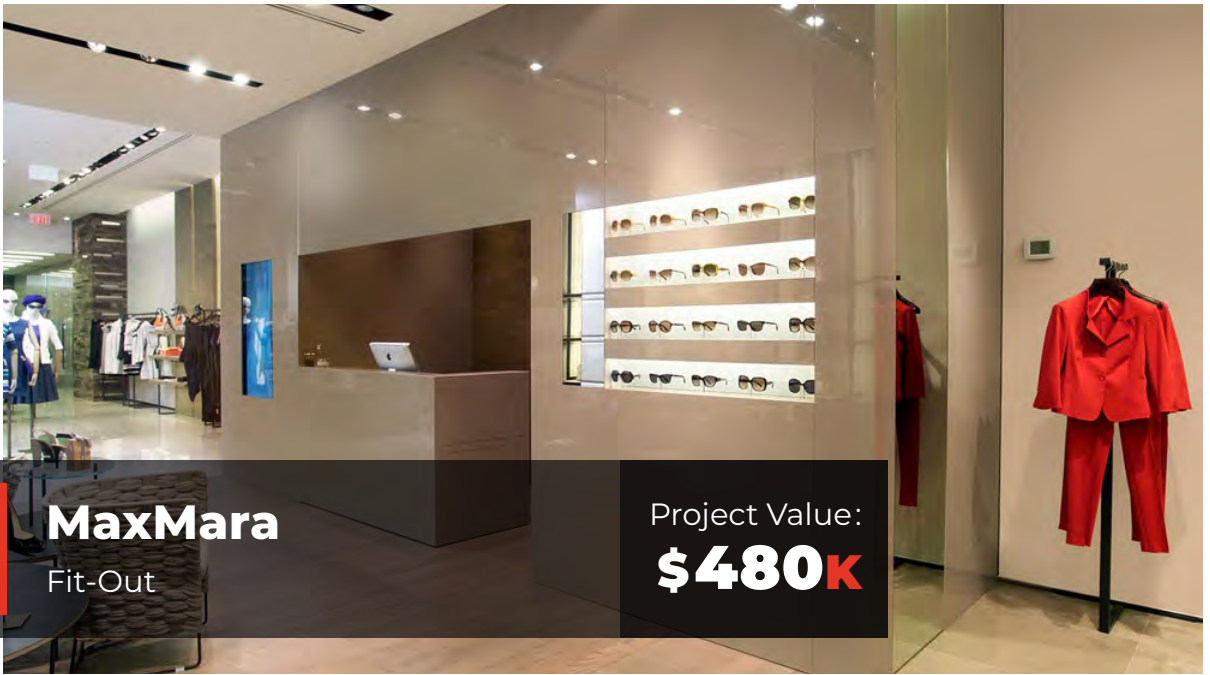
Completion: 2022 - Current

Owner: BMO Bank Group, BCIS



This on-going working relationship started in 2022. Through to early 2023, BMO and CGI have successfully delivered 11 projects across BC and AB.

Generally, the projects are internal renovations or tenant improvement works. They range in value from small interior alterations worth around \$60-\$70k, to full improvements which are around \$500k.



MaxMara

Fit-Out

Project Value:

\$480K

CGI managed this interior store fit out, starting with the replacement of the flooring with large imported stone tiles, and the installation of new walls and drywall. Work included a new storefront and complex interior finishes.

Location: Toronto, ON

Completion: August 2011

Owner: MaxMara

Consultant: CGL Architects



Hugo Boss

Fit-Out

Project Value:

\$1.5M

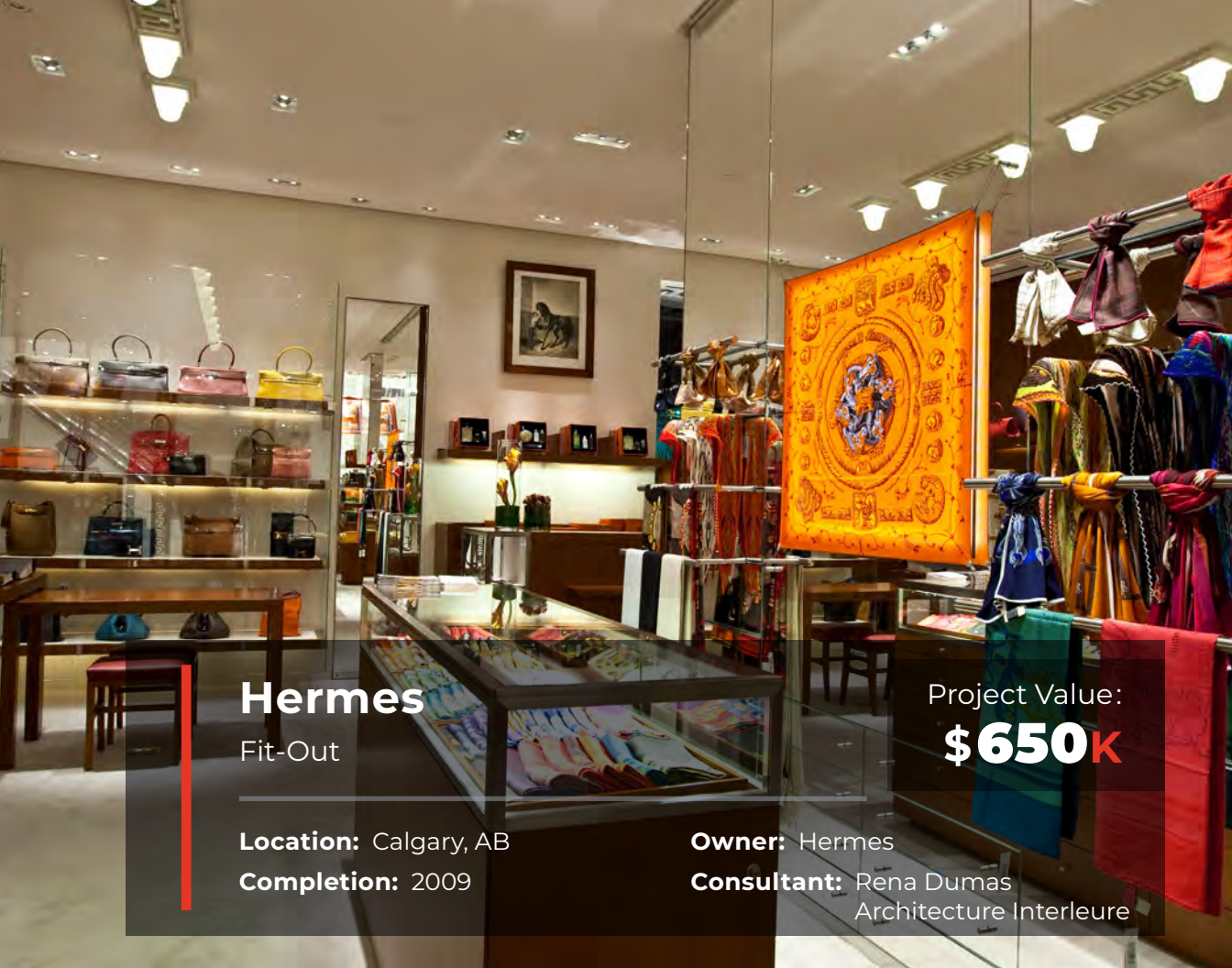
Location: Toronto, ON

Owner: Hugo Boss

Completion: November 2012

This 4700 sq.ft. store in Yorkdale Shopping Centre was a flagship store for Hugo Boss Retail. Lighting fixtures, millwork fixtures, carpet, wallpaper and ceramic tiles, were selected by the owner and shipped from Germany, Austria, and the US. CGI managed and coordinated with all the owner's vendors and met a very tight schedule.





Hermes

Fit-Out

Location: Calgary, AB

Completion: 2009

Project Value:

\$650K

Owner: Hermes

Consultant: Rena Dumas
Architecture Interleure



CGI was the General Contractor for an Hermès retail store in Calgary. The store received new flooring, glazing, painting, hardware, mechanical and electrical. CGI also arranged for new signage and, most importantly, extremely high-end millwork and store fixtures to reflect the quality of the store's product line. The complex millwork installation included self-lit display cases, drawers and shelving, which necessitated a careful electrical layout. This store is an example of the high level of finishing CGI takes pride in achieving.

We're Here



Anthony Minniti

Vice President of Operations

anthony.minniti@cgigc.com



Steven Favell

Director of Preconstruction Services

steven.favell@cgigc.com



Ben Uppal

Director of Business Development

ben.uppal@cgigc.com | 416-557-5881

