

People.
Building Canada.



McPhillips Station Casino | PG.13

**ENTERTAINMENT &
CULTURE**

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:

“Their site superintendents have been able to ascertain conflict items that require resolution before being constructed.”

- NTAG

3 OFFICES 6 PROVINCES
SERVING CLIENTS IN ACROSS CANADA

VICTORIA • VANCOUVER • TORONTO



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



The Round House | PG. 20

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:

- ▶ Corporate Offices
- ▶ Federal, Provincial, & Municipal Government
- ▶ Retail & Restaurants
- ▶ Entertainment & Culture
- ▶ Education
 - Higher Education
 - K-12
- ▶ Healthcare & Laboratory
- ▶ Critical Infrastructure & Criminal Justice
- ▶ Industrial & Commercial Warehouses
- ▶ 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.

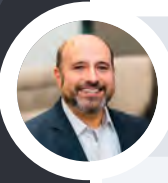


CGI is focused on leadership in construction innovation (Passive House & BIM), Prefabrication Delivery and Best in Class subtrades.

CGI annually completes approximately \$65 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.

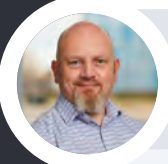


Anthony Minniti

Vice President of Operations

Giving back to the community is important to Anthony. He has served on the board for:

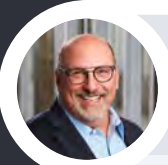
BC Construction Association (current) • St. Margaret's School Board of Governors (current)
Vancouver Island Construction Association • Saanich Foundation • Cordova Bay Association



Steven Favell

Director of Preconstruction Services

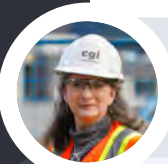
Steven originally trained and qualified as a Quantity Surveyor and has worked in all aspects of preconstruction. He leverages those experiences to help clients, trades, and consultants focus on priorities and to overcome new challenges every day.



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.



Ondrej Vasica

Government & Institutional Specialist

Naturally sociable, Ondrej 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.



College Boreal - Museum | \$80K

SAFETY MATTERS

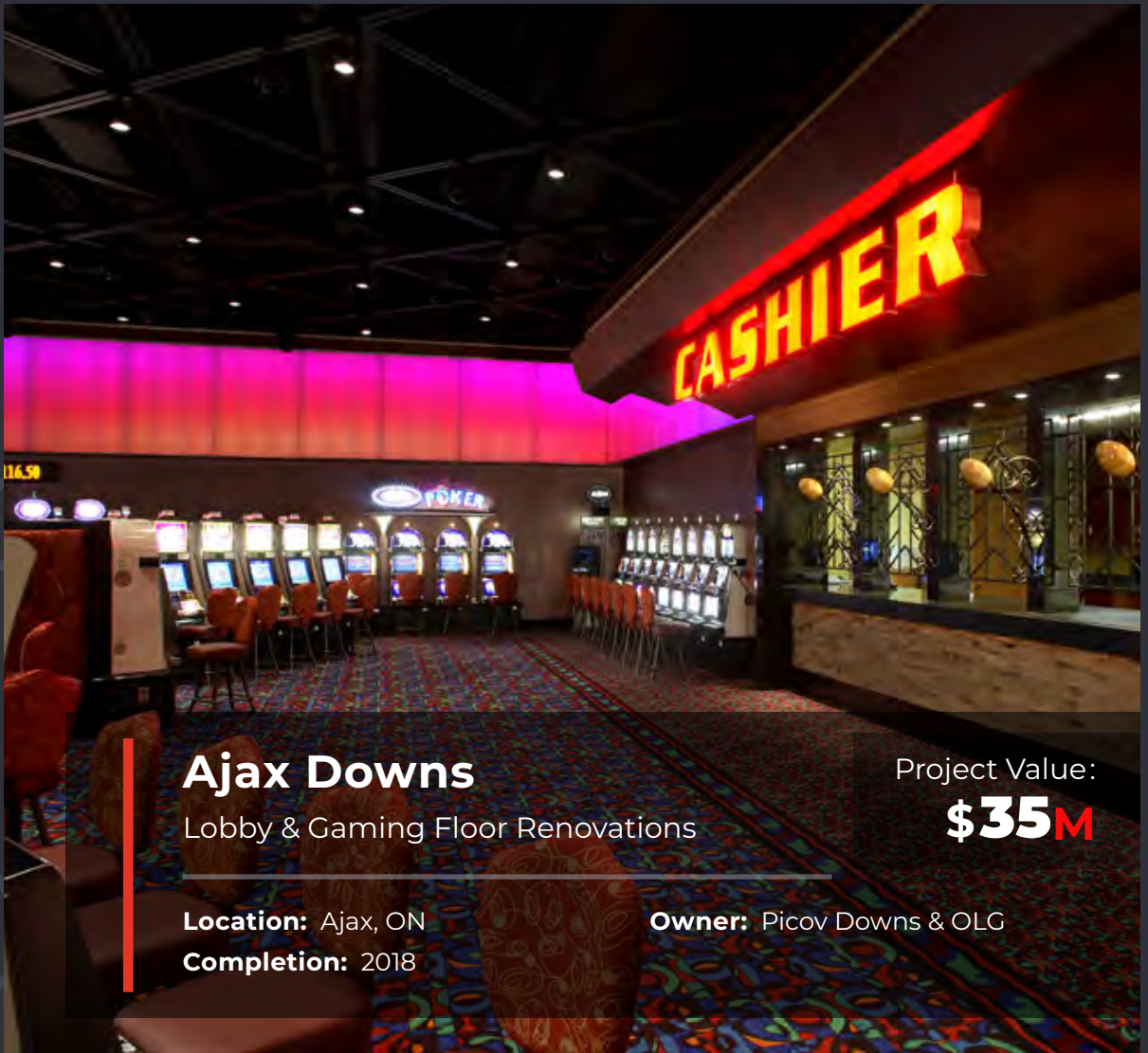
We work in a great industry. It's fun. The best part of it is going home every day and telling your family about the great things you did at work that day. At CGI, the Environmental Health and Safety of everyone is omnipresent in everything we do. CGI is COR Certified in Ontario and a leader in Safe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



Ajax Downs

Lobby & Gaming Floor Renovations

Project Value:

\$35M

Location: Ajax, ON

Completion: 2018

Owner: Picov Downs & OLG



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 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.

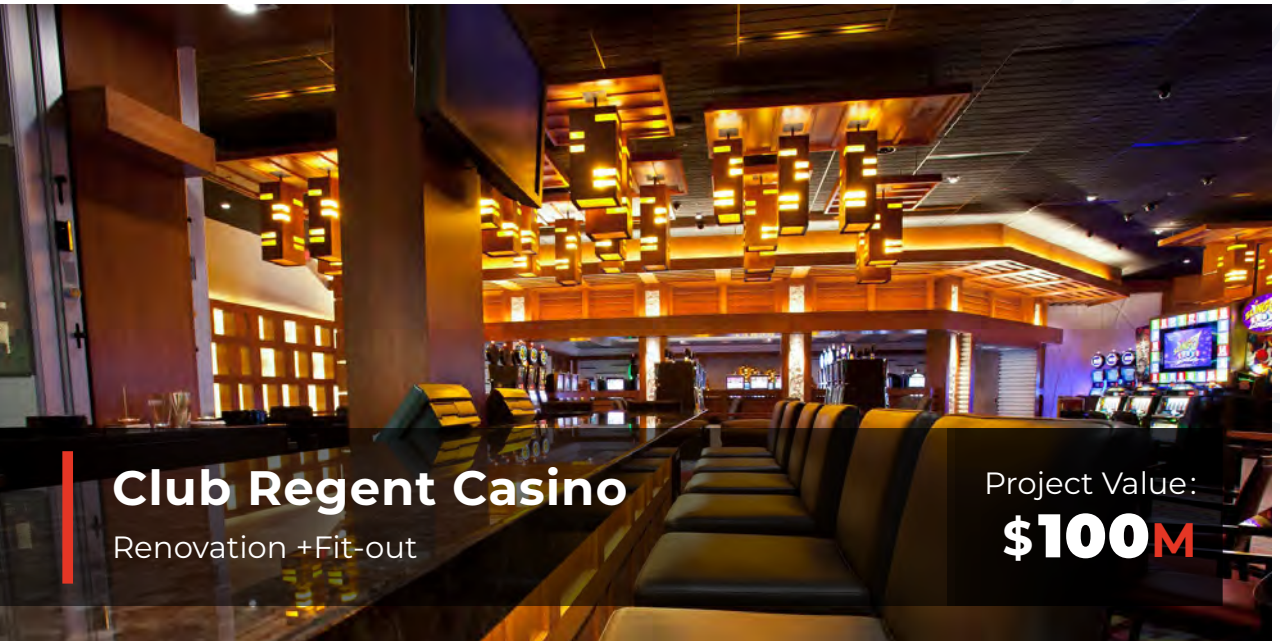
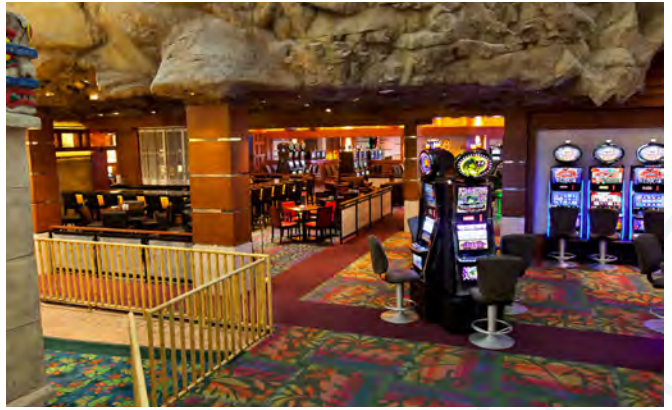
Relentlessly committed to innovation.

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.



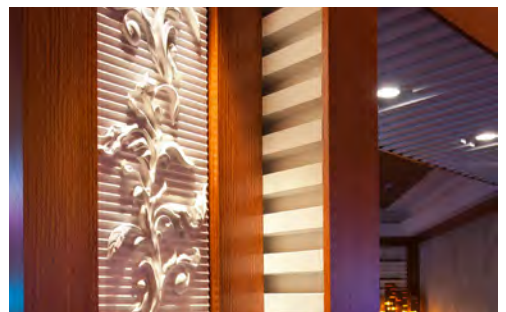
Club Regent Casino

Renovation +Fit-out

Project Value:

\$100M

This multi-phased project consisted of renovations and new construction work to the McPhillips Casino and the Club Regent Casino in Winnipeg. GCI performed all preconstruction planning, budgeting, scheduling, and schedule control, managing phases 1 to 4 of the project. We identified and collaborated with specialized vendors, such as GALA Systems, to integrate cutting-edge theatrical technology. We also provided structural support for the seamless installation of this advanced technology. The facilities remained operational all day throughout construction, which presented challenges surrounding security and operations.



Location: Winnipeg, MB

Completion: 2011

Owner: Manitoba Lottery Corporation

Consultant: Number TEN Architecture and mackaywong

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



McPhillips Station Casino

Renovation +Fit-out

Project Value:

\$2.8M



The McPhillips St. Millennium Express Replacement project included the redevelopment of an 880 sq.m. area to two levels of casino space. Demolition work was completed during off hours. CGI installed a second floor mezzanine into an existing space. CGI sourced gaming construction specialists to complete important aspects of the work, such as structure, miscellaneous metals, millwork, lighting and flooring. CGI carpenters installed many of the complex themed items.



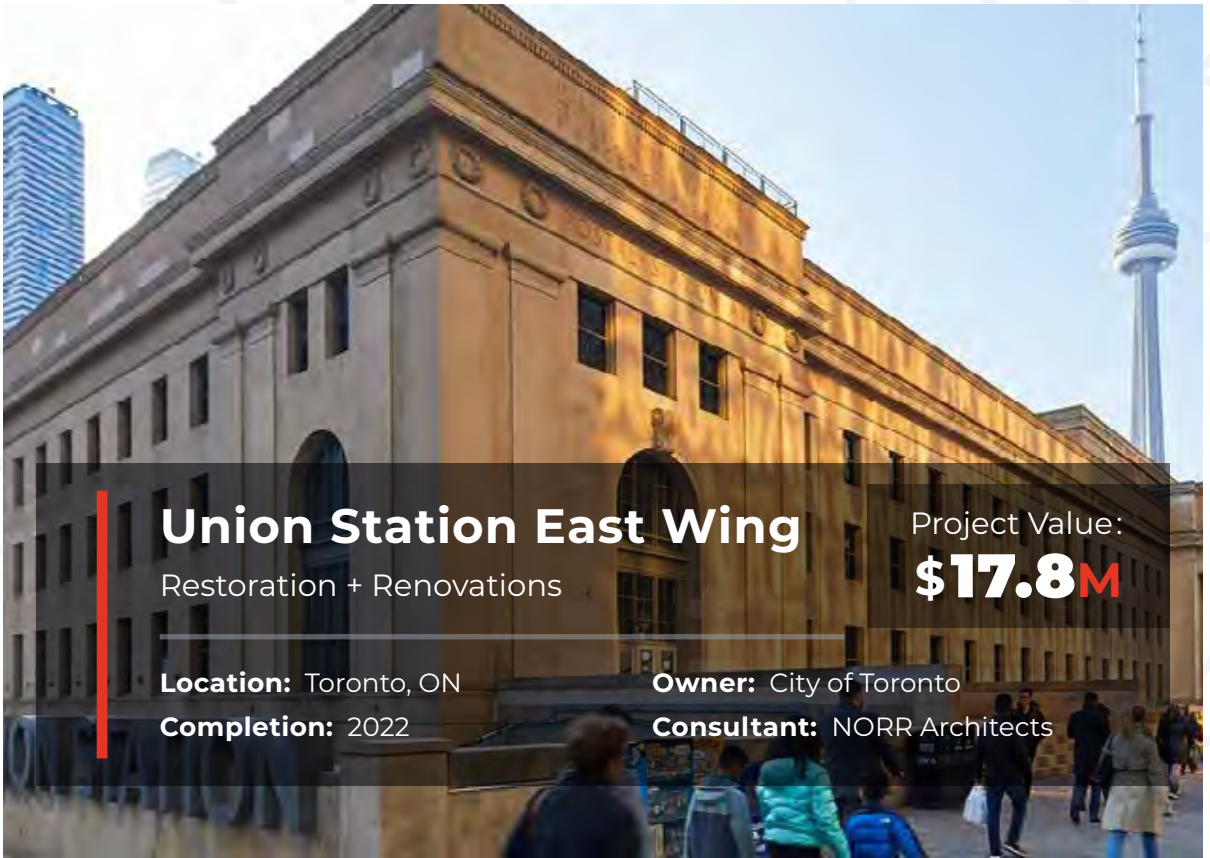
Location: Winnipeg, MB

Completion: 2010

Owner: Manitoba Lottery Corporation

Consultant: Number TEN Architecture and mackaywong





Union Station East Wing

Restoration + Renovations

Project Value:

\$17.8M

Location: Toronto, ON

Owner: City of Toronto


Completion: 2022

Consultant: NORR Architects

This project's delivery method was Construction Management, as the Prime Contractor. Union Station East Wing was an interior renovation project with the aim of modernizing key aspects of the space for the City of Toronto employees while refurbishing and matching historically important elements such as brass finishes, stonework and terra cotta.

With a phased approach spanning 3 floors and 99,000 sq. ft. of swing space. The working included new partitions, ceilings and structural supports, washrooms, and various finishes. All new mechanical and electrical work was installed off the upgraded systems to the existing building. Included in the scope of work was the modernization of existing elevators to bring them up to current standards.





Day Barns & Veterinary Barn

New Construction

Location: Ajax, ON

Completion: 2011

Project Value:

\$1.4M

Owner: Ajax Downs Race Track

Consultant: Turner Fleischer Architects Inc.

This project consisted of the new construction of five Day Barns and a Veterinary Barn Facility for the Ajax Downs Race Track.

The six-month project included the ground-up construction of these high-colonial-styled barns, from excavation and structural framing to finishing. Large overhead doors were installed as access points for heavy equipment and animals, and the barns' interiors were fitted with running water and wash stalls for the animals.

The Veterinary Barn was built with several contained, heated spaces for veterinarians to use for office and storage space, as well as a fully-fenced exterior secure walking area. The project was completed over the winter months on a tight schedule.



First Peoples' Cultural Centre Brentwood Bay

Office Renovations

Project Value:

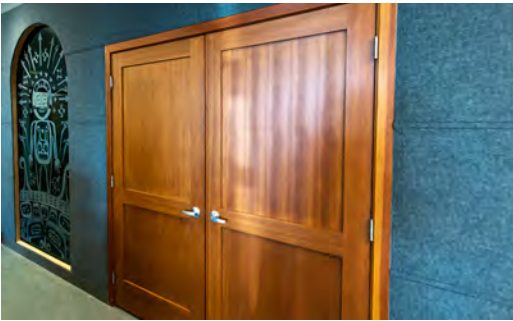
\$609K

Location: Saanich, BC

Completion: 2019

Owner: First Peoples' Cultural Centre

Consultant: Studio 531
Architecture



This project involved an interior and exterior renovation of occupied offices for the First Peoples' Cultural Council located in Brentwood Bay, Central Saanich. The renovations included rough carpentry and framing, drywall and painting, flooring and wall tile, millwork, and electrical and mechanical systems that encompassed power, systems, voice, data, lighting, radiant heating, plumbing, and HVAC modifications.

The project was undertaken around several First Peoples' cultural artifacts and artwork. CGI took special care to protect them throughout construction.





VIRCC Totem Pole Installation

Project Value:
\$450K

CGI was contracted to manage the moving, handling, and installation of a 42 ft. totem pole which had been carved by a few select inmates at the Victoria Regional Correction Centre. The selection and carving of the cedar pole was supervised entirely by Vancouver Island Master Carver, Native Artist Tom LaFortune.

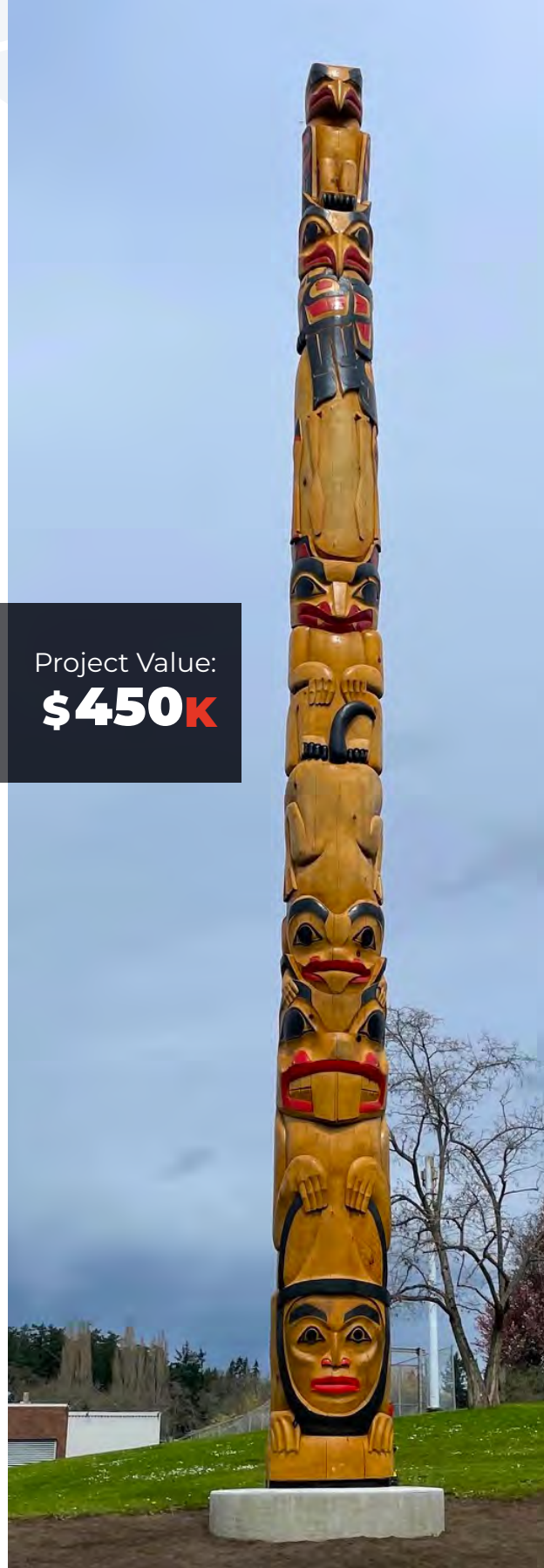
Prior to installation, CGI prepared the concrete and structural steel podium to support the new totem pole. The totem pole was hoisted by a mobile crane erection contractor and also supervised by Tom LaFortune.

Location: Victoria, BC

Completion: 2023

Owner: Province of British Columbia, Infrastructure, Defense & Public Enterprise

Consultant: WSP Canada





Wine Tasting Room

Renovation & Fit-out

Project Value:
\$13M

Location: Sudbury, ON

Completion: 2012

Owner: College Boreal

The Wine Tasting Room contained specialty millwork with a sink and tap plumbed into each student's station and under-mount lighting in order to facilitate the optimal conditions for wine tasting. The dedicated Wine Tasting Room was a small part of a bigger project for the Trades Department of College Boreal.

The existing Trades Department consisted of two buildings - 250 metres apart - on a steep hill. Overall, the infill addition was 78,000 sq. ft. and worth \$14.8M. The project was completed under a Construction Management contract.



Fairmont Empress Hotel Kipling Room

Heritage Restoration & Renovation

Project Value:

\$265k

Location: Victoria, BC

Owner: Fairmont Hotels

Completion: 2012

Consultant: JMD Consultants

The Fairmont Empress is one of Victoria's signature heritage hotels and an important landmark in the city. Taking on a project like the Kipling Room required meticulous scheduling, extremely high-end finishing, and trades with the know-how to handle the unique challenges of working in a heritage building. While the room was scheduled to receive a modern update, in order to maintain the integrity of the building, many original elements of the room (such as the custom-carved Corinthian columns) had to be protected, cleaned, restored and painted. The room received contemporary finishes complementary to existing finishes. At the entrance to the room, Italian imported tile was carefully installed to meet and match the existing tile.

This was a challenging project also because all work was performed in the fully occupied hotel. CGI used hoarding to cut down on dust and noise that might have disturbed the guests.





The Round House

Heritage Restoration & Renovation

Project Value:

\$3M



This large scale project involved a full interior fit-out and restoration of a warehouse-sized building in Toronto. CGI installed new mechanical, electrical, HVAC and fire suppression systems. The interior received new super flat concrete floors, and several structural features to create individualized show spaces. These spaces were clad in hardwood and finished with drywall and paint. Throughout the building, steel and wooden doors were installed, along with custom millwork and fixtures. The glazing featured aluminum windows and opening sliders. The washrooms were fit out with stalls and all new fixtures.

While the ownership status of this project has changed, the changes made by our team have been retained to the current occupants.



Location: Toronto, ON

Completion: 2009

Owner: Leon's Furniture

Consultant: Turner Fleicher Architects, Inc.

Mohawk Racetrack LAN Room

Admin Renovation

Project Value:

\$852K



Interior renovation to an existing office space, including new mechanical and electrical distribution, server racks, new partitions, ceilings and flooring.

Location: Milton, ON

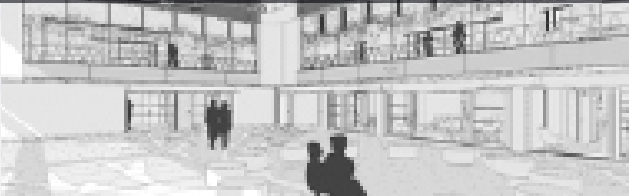
Completion: 2019

Owner: Woodbine Entertainment Group

Consultant: Cumulus Architects Inc.

Indigenous Centre for Innovation and Entrepreneurship

Interior Fit Out



Project Value:

\$7.5M

Location: Toronto, Ontario

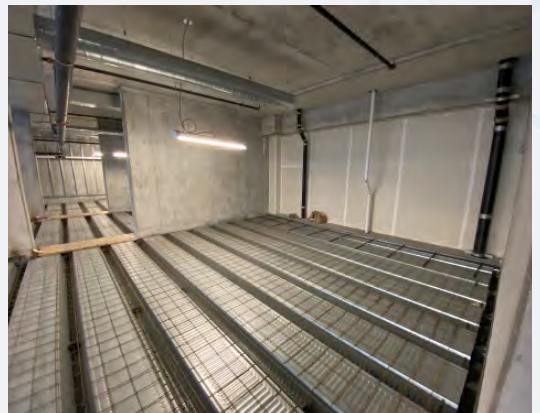
Est. Completion: November 2024

Owner: City of Toronto

Consultant: Brook McIlroy

This is full interior fit out project of the space for ICIE for the local Indigenous community.

The project includes all types of construction related work from demolition to custom millwork and lighting, CGI is adding additional floor in using structural steel and deck slab, upgrading curtain wall system, mechanical systems, electrical and security system, custom concrete flooring with vinyl design, constructing offices and common use rooms with demountable partitions as well as new washrooms and kitchen.



Inter-Cultural Association

Renovation

Project Value:
\$2.8M



Location: Victoria, BC

Completion: 2022

Owner: Wottrich Holdings

Consultant: NsqArchitecture Ltd.

This project was part of a tenant improvement job to multiple floors of 808 Nookta Court to bring the 40-year-old building up to building code requirements.

The work included a new sprinkler system, exterior balcony guard rails, drywall, millwork, as well as electrical and mechanical improvements.

Located in the core of downtown Victoria, this project had challenging logistics around a constrained site with neighboring units that remained occupied throughout construction.

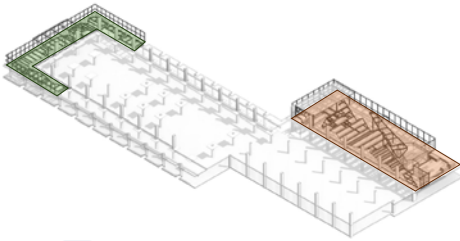




Ontario Institute for Studies in Education (OISE) 5TH Floor Roof Garden

Renovation

Project Value:
\$7.5M



Location: Toronto, Ontario

Est. Completion: November 2024

Owner: University of Toronto

Consultant: Gow Hastings
Architects Inc.

The project includes two new rooftop gardens complete with perimeter planters, fire pit, custom site furniture, pergolas, custom fin perimeters, paver system and shaded structures, as well as a new glass surround staircase, exterior glazing, interior lounge renovation, re&re of mechanical equipment, and utility enclosures.





Art Gallery of Ontario Giftshop

Renovation & Fit-out

Project Value:

\$450k



ShopAGO is the museum giftshop of the Art Gallery of Ontario (AGO). This project involved interior renovations and a fit-out to 4,000 sq. ft of space. CGI installed new display cases, architectural millwork finishes, and the electrical and mechanical systems. The millwork required careful installation and particular handling as the materials were finished naturally. The project also demanded close coordination to ensure construction occurred during off-peak hours to allow the gallery to remain open to staff and visitors.

Location: Toronto, ON

Completion: 2004

Owner: Art Gallery of Ontario

We're Here



Anthony Minniti

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Director of Preconstruction Services

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