

People.
Building Canada.



UVIC Elliot | PG.17

HIGHER
EDUCATION

BUILDING INNOVATIVE ENVIRONMENTS

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:

“The professionalism, attention to detail, focus on quality, responsiveness and day-to-day customer orientation by CGI and team has given us a space of which we are very proud.”

- University of Toronto

3 OFFICES 6 PROVINCES
SERVING CLIENTS IN ACROSS CANADA

VICTORIA • VANCOUVER • TORONTO



40+
YRS
FOUNDED IN
1978

95%
OF WORK FROM
REPEAT CLIENTS

27+
PROJECTS COMPLETED
2017 - 2023

\$5.7M
LARGEST PROJECT
\$1.1M
AVERAGE VALUE
IN SECTOR



SOCIAL SUSTAINABILITY

\$29,000

Donated annually to
non-profits (cash or in-kind)

1600

Training Hours
provided to staff

7 Engineers
in Training

5 Carpenter
Apprentices



ENVIRONMENTAL SUSTAINABILITY

25

Projects in 2022 with
Targeted Material
Recycling Monitored

20%

of Construction Materials
Recycled • Sorted • Projects Monitored

PASSIVEHOUSE
CANADA Member

100% Demolition
Recycling of Projects



College Boreal | Pg. 13



Seismic upgrade of UVIC's existing Campus Security building, which was partially occupied throughout the course of work. Structural work for the project included interior and exterior footing upgrades with reinforcements extending to the roof. A full renovation of interior finishes was also completed.

In order to accommodate the staff and visitors of the Campus Security Department, CGI self-performed the supply and installation of temporary buildings as well as temporary hoarding.

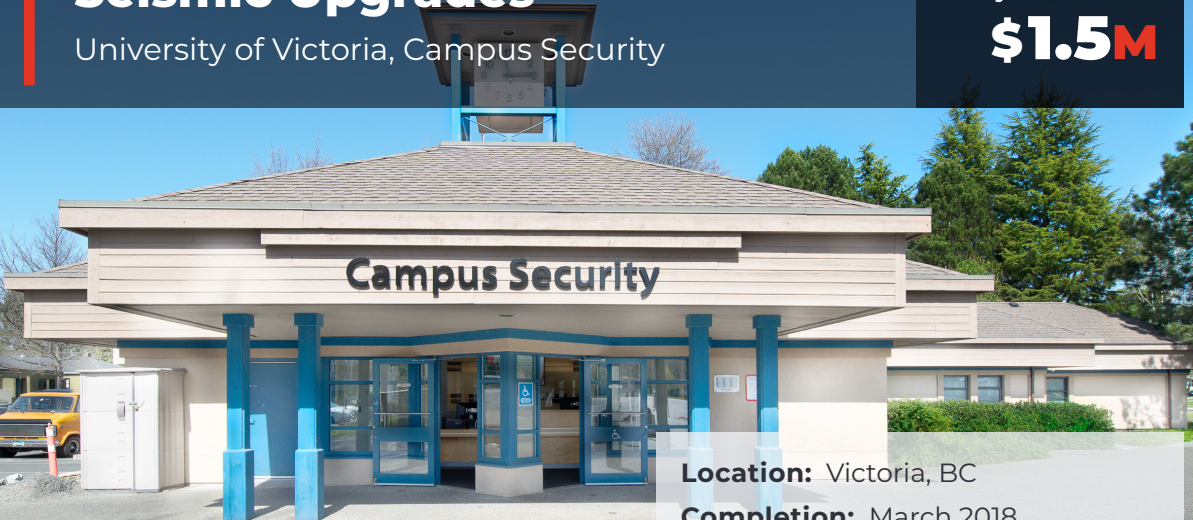


Seismic Upgrades

University of Victoria, Campus Security

Project Value:

\$1.5M



Location: Victoria, BC

Completion: March 2018

Owner: UVIC Facilities Management

Consultant: HDR | CEI Architecture

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.



The experience our people bring

Higher education projects are a little different from conventional building types.

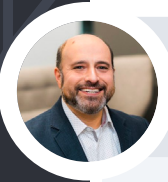
We're working to support both the academic and business needs of the institution, and we're working in an environment that is immediate to students, faculty, and staff - an environment that is especially sensitive to construction.

Our people have supported clients like the University of Toronto, York University, McMaster University, the University of Victoria, and others as construction managers, design-builders, and general contractors. They are collaborative and focused on the unique, hybrid approach to buildings and the spaces between.

For finished buildings to truly support the programs you aspire to create or grow, a CM needs to form a deep understanding of the campus, how students and faculty see their environment, and your aspirations for the project. We see that **how we build** is almost as important as **what we build**.

Our team has the experience to identify, prevent, and overcome the key issues that tend to affect higher education projects, lead to delays, and ultimately impact your ability to deliver the quality education experience that students expect. Our people work with you to plan work in ways that won't put anyone at risk or get in the way of student development.

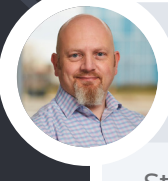
CGI ensures that needs are the focus of the design solution and that every member of our team works to find additional opportunities to benefit end users through the project.



Anthony Minniti

Vice President of Operations

Supporting Higher Education is of paramount importance to Anthony. The success of the construction industry depends on supporting the next generation. Across Canada, Anthony has built spaces dedicated to education including as the Project Architect for the Northern Ontario School of Medicine.



Steven Favell

Director of Preconstruction Services

Steven used the Higher Education route to get into Construction in the outset of his career. Studying and qualifying in England as a Quantity Surveyor, he appreciates the importance that Higher Education plays in the development of people.



Frank Newman

Director of Environmental, Health & Safety and Culture

Frank is actively involved in all aspects of Construction Health, Safety, and Environment. He is a current board member for the Ontario General Contractors Association (OGCA) Safety Committee, and Co-Chair of the Infrastructure Health & Safety Association (IHSA).



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 our Education team administrative leadership. She is responsible for Procore Administration.



Zack Tica

Education & Recreation Specialist

Zack has experience with all types of projects. He excels at determining practical processes for management and site teams and works hard to establish positive, strong relationships with clients, architects, engineers, trades, and vendors.



UVIC Elliott Building Lab Renovations | Project Value \$2M | 2019

SAFETY MATTERS

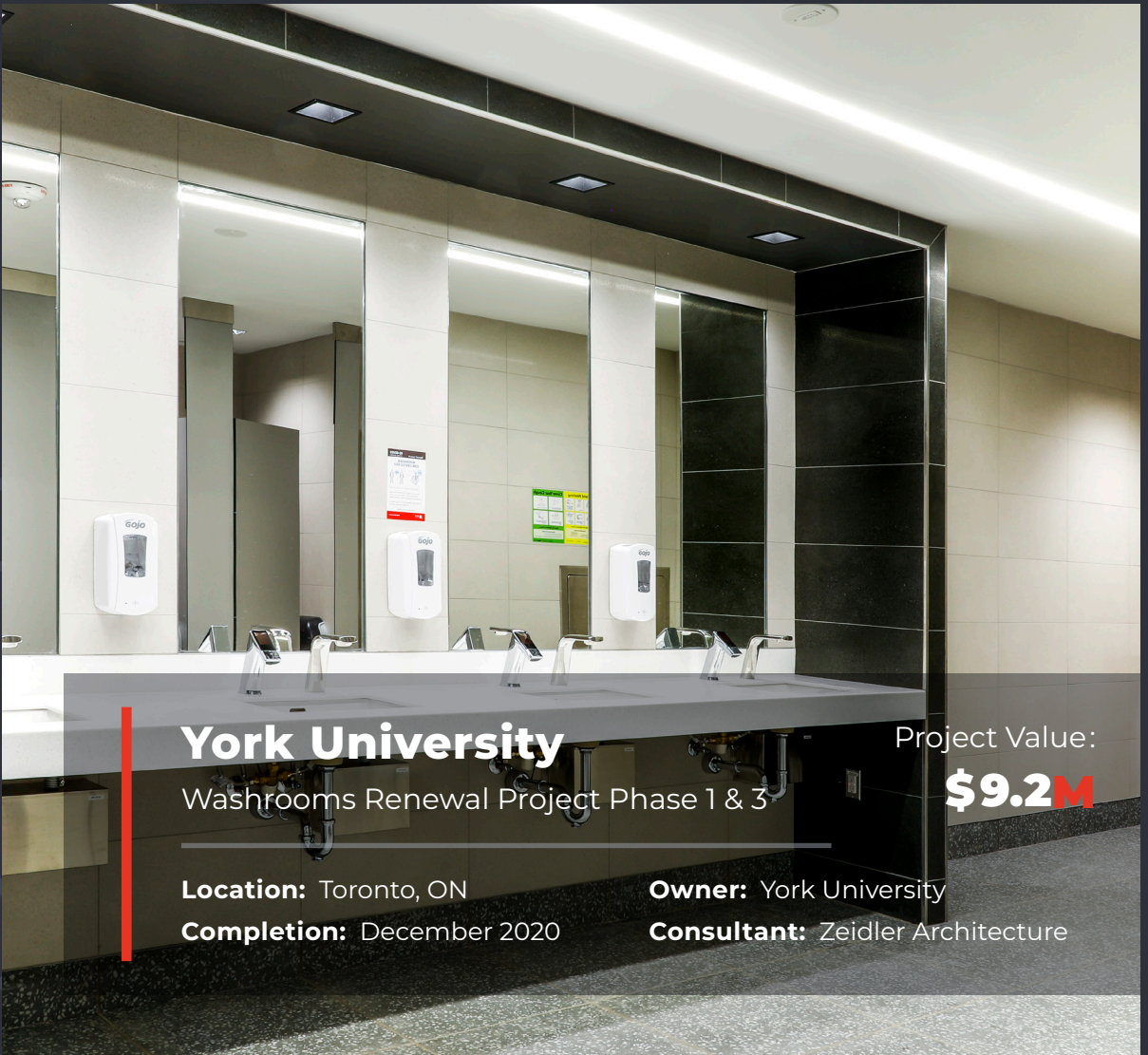
We work in a great industry. It's fun. The best part of it is going home every day and telling your family about the great things you did at work that day. At CGI, the Environmental Health and Safety of everyone is omnipresent in everything we do. CGI is COR Certified in Ontario and a leader in Safe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



York University

Washrooms Renewal Project Phase 1 & 3

Project Value:
\$9.2M

Location: Toronto, ON
Completion: December 2020

Owner: York University
Consultant: Zeidler Architecture



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.



Camosun Innovates Lab

Camosun College, Interurban Campus

Project Value:

\$873K



Location: Victoria, BC

Completion: March 2020

Owner: Tri-Eagle Development

Consultant: Cascadia Architects Inc.

Interior upgrades to the multi-purpose laboratory space as well as an exterior renovation and addition. The project changed the space dramatically.

Work for the lab required considerable demolition and removals, new walls and ceilings, flooring, mill-work, electrical, plumbing, and HVAC.



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 higher education:

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



Trade Complex

College Boreal

Project Value:

\$14.8M

Location: Sudbury, ON

Completion: 2012

Owner: College Boreal

Consultant: ANO Architects

As Construction Manager, CGI successfully completed this 78,000 sq.ft. infill addition during challenging winter conditions with minimal disruption to the fully operational school facility. Two storeys and clad with brick, the structure also included galvalume-polyurethane insulated metal siding, state of the art ECO insulated glass, and a SBS modified roofing system. Facilities included a shop area with 8 classrooms to facilitate instructional training in various skilled trade disciplines such as Carpentry, Millwork, Electrical, Geology and Mining.

A fully equipped commercial kitchen for vocational training in culinary food preparation with an adjoining dining area was the focal highlight of the new campus addition. The project also added a new interior pedestrian link, an elevator, a child-friendly playground, and poured-concrete sculpture monuments.



2nd & 3rd Floor Renovations

University of Toronto, Mississauga Campus

Project Value:

\$500K



Audio Visual and Communication upgrade in 3 classrooms and 1 auditorium. The work included new web-casting services in all 3 classrooms. Custom professor podiums with a control centre for new lighting upgrades were also installed.



Location: Mississauga, ON

Completion: February 2022

Owner: University of Toronto
Mississauga

Consultant: MOSS SUND Inc.

Central Elevators - Phase 1

George Brown College, Toronto Campus

Project Value:

\$1.1M



The project is to underpin the elevator shaft to allow for added accessibility. The project scope included demolition of the existing staircase, removing interior partitions and finishes, creating openings in the existing structures to install structural steel, removing the floor slab and excavate around the elevator shaft perimeter.

The underpinning of the elevator shaft was done by suspending the structure using structural steel, extending elevator components to accommodate the new elevator pit depth, forming and pouring new footing and foundation wall, installing a new elevator pit drainage system, waterproofing, backfill and reinstating the floor slab and reinstatement of the original finishes.



Location: Toronto, ON

Completion: May 2023

Owner: George Brown College

Consultant: +VG Architects



Ground & 6th Floor Renovation

McMaster University, DBHSC

Project Value:
\$4.2M



Location: Hamilton, ON

Completion: February 2023

Owner: McMaster University

Consultant: NORR Architects and Engineers Ltd.

The scope of work covered a partial interior renovation of the ground and sixth floor of the McMaster University David Braley Health Sciences Centre (DBHSC).

It involved minor demolition and fit-up of existing shell spaces to accommodate a new teaching room and open office on the ground floor, and reconfiguration of door accesses for existing meeting rooms on the sixth floor to accommodate a new servery and prep area.

All new spaces receive new finishes to match existing. The approximate floor area renovated is 590 square meters (6350 sq.ft).



Project featured on cover.

UVIC Elliot

Classroom Refresh

Project Value:

\$1.1M

Location: UVIC Campus, Elliott Building

Completion: July 2017

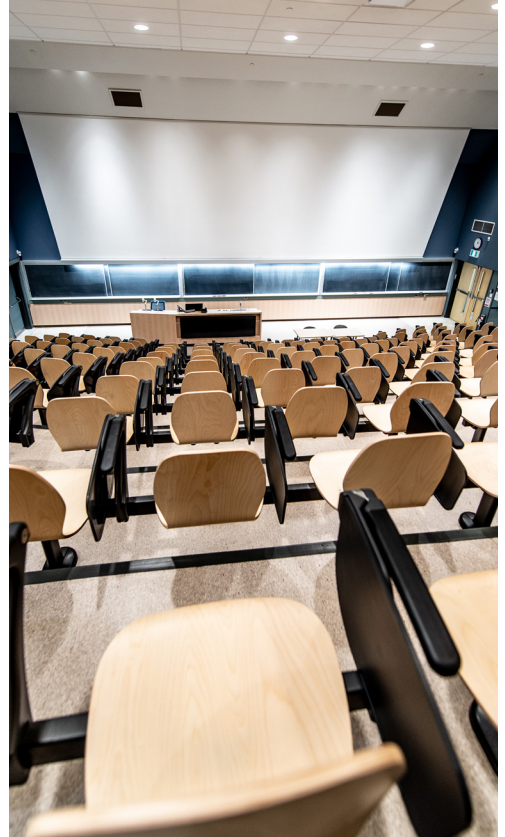
Owner: University of Victoria,
Facilities Management

Consultant: Urban Arts
Architecture



Demolition and renovation of selected areas of the University of Victoria Elliott Building. Supply and installation of all new construction elements. Provision and repair of walls, ceilings, millwork, finishes, painting, mechanical, electrical and audio-visual work.

Hazardous material remediation also included.





UVIC Atrium Refresh

Renovation

Project Value:
\$650K



CGI was contracted to refresh the University Centre at the University of Victoria, which is home to the Farquahar Auditorium, a food court, and the Welcome Centre among many other of the school's Student Services.

Renovations of the atrium extended to the washrooms, ticket booth, and coat check area. The tiling and ceiling panels were replaced throughout the space give the area a more up-to-date atmosphere.



Location: Victoria BC

Completion: October 2015

Owners: University of Victoria

Consultant: KPL James Arch

We're Here



Anthony Minniti

Vice President of Operations

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Steven Favell

Director of Preconstruction Services

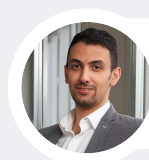
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