

## NICHOLAS PANERAS, EIT

Civil Project Lead



### Areas of Practice

Site Development

Municipal Design

Construction Administration

Tender/ Contract Procurement  
Preparation

Hydraulic Design

Stormwater and Roadway  
Restoration Design

### Languages

English

### EDUCATION

Bachelor of Engineering Science, Civil Engineering w/ Professional Internship, Western University, London, ON, Canada 2016-2021

### MEMBERSHIPS

Professional Engineers Ontario PEO  
Canadian Society of Civil Engineers CSCE

### EXPERIENCE

Strik, Baldinelli, Moniz Ltd. (SBM), London, ON, Canada 2019- Present

Regional Municipality of Peel, Brampton, ON, Canada (co-op) 2018

Clarke Drainage Contractors Ltd., Blenheim, ON, Canada (co-op) 2017

### PROFILE

Nicholas Paneras, EIT is a Project Lead in SBM's Civil Engineering division, with approximately 2.5 years of experience working on the delivery of Civil Engineering projects.

Nicholas Paneras holds a Bachelor of Engineering Science in Civil Engineering with Professional Internship (With Distinction – Dean's Honour List) from Western University. Nicholas has been primarily specializing in the design, review, and coordination of land development projects for several clients across Ontario. His role includes but is not limited to: site servicing (sanitary, storm, and water distribution) as well as site grading/drainage, stormwater management, and overseeing projects on a day-to-day basis. Nicholas is involved in all stages of the project, from conceptual planning to detailed design, procurement, construction/contract administration, and project close-out phases. He is involved in running division and project meetings, invoicing projects on a monthly basis, achieving project milestones, and always making sure the clients needs are met to the highest degree. Nicholas' experience varies from small scale designs to large, multi-million-dollar value projects across Ontario. He is experienced on projects with several stakeholders involved. Nicholas routinely acts as the prime project manager and has notable experiences in managing deliverables, delegating work and collaborating with other design divisions and consultants. Cassandra coordinates deliverables, and routinely serves in the role of prime consultant/project manager where he has significant experience managing and coordinating the work of other design disciplines and sub-consultants.

Nicholas has earned trust from clients by maintaining a detail-oriented approach in managing projects, engagement with the project team, and coordinating actions from internal and external team members to deliver projects within schedule and budgets. Nicholas has worked with local conservation authorities, municipalities, and other government approval authorities across Ontario to obtain approvals and permits for various developments.

Coming from a diverse work background, Nicholas has had exposure to a variety of civil engineering projects. Nicholas is able to leverage his previous experiences to help forecast any foreseeable obstacles and streamline the project's completion.

Through exposure to various types of civil engineering projects, Cassandra has developed a sound foundation with which to negotiate each project's obstacles and milestones. Cassandra has also excelled in the preparation of project specifications and construction contracts and is a lead contract administrator for projects during the procurement and construction phases. Cassandra is very familiar with the preparation of tender documents

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and has successfully supported municipalities and government institutions through the public procurement process.

#### **PROFESSIONAL EXPERIENCE**

##### *Site Development*

##### Multani Custom Homes – 7-Storey Residential Apartment Building (126 units)

- Brantford, ON, Canada (2021): Civil Project Lead. SBM coordinated the detailed design of the underground site servicing (water, storm, and sanitary connections), traffic management plan, landscape plan, trucking turning movements plan, site grading plan, and storm water management solutions including storm quality and quantity controls for the 7-storey residential apartment building with 126 apartment units.

##### Ironstone Building Company –Townhouse Development (93 units)

- London, ON, Canada (2021-2022): Civil Project Lead and Engineer-in-Training. SBM coordinated the detailed design of the erosion and sediment controls, removals, and existing conditions plan, underground site servicing (water, storm, and sanitary connections), traffic management plan, site grading plan, and storm water management solutions including storm quality and quantity controls for the 93-unit townhouse development.

##### Ironstone Building Company –Townhouse Development (90 units)

- London, ON, Canada (2019-2020): Engineer-in-Training, Designer (Civil3D), and Construction Administrator. Nicholas was the EIT, Designer, and Construction Administrator for this project completing the design of the sanitary servicing, storm servicing and stormwater management, and water servicing utilizing EPANET for the site. SBM coordinated the detailed design of the erosion and sediment controls, removals, and existing conditions plan, underground site servicing (water, storm, and sanitary connections), traffic management plan, site grading plan, and storm water management solutions including storm quality and quantity controls for the 90-unit townhouse development that is now complete.

##### Ironstone Building Company –Townhouse Development (91 units)

- London, ON, Canada (2020-2021): Civil Project Lead, Engineer-in-Training, and Construction Administrator. Nicholas was the civil project lead, EIT, and Construction Administrator for this project completing the design of the sanitary servicing, storm servicing and stormwater management using LIDs, and water servicing utilizing EPANET for the site. He also prepared the form of tender for the client as well as an operations and maintenance manual for the LIDs installed. SBM prepared the erosion and sediment controls, removals, and existing conditions plan as well as the detailed design of the underground site servicing (water, storm, and sanitary connections), site grading plan, and storm water management solutions including storm quality and quantity controls for the 91-unit townhouse development that is currently under construction.

##### Homes Unlimited - 12-Storey Residential Apartment Building (110 units)

- London, ON, Canada (2020): Engineer-in-Training. SBM prepared the erosion and sediment controls, removals, and existing conditions plan as well as the detailed design of the underground site servicing (water, storm, and sanitary connections), traffic management plan, site grading plan, pavement markings plan, and storm water management solutions including storm quality and quantity controls for the 12-storey residential apartment building with 110 apartment units that is currently under construction.

##### York Developments – 17-Storey Mixed Use Apartment Building (225 units and 512 sqm ground floor commercial)

- London, ON, Canada (2019-2021): Engineer-in-Training. Nicholas prepared the Servicing Feasibility Study for this proposed development for the Zoning By-Law Amendment. He then went on to coordinate the detailed design of the underground site servicing (water, storm, and sanitary connections), traffic management plan, pavement markings plan, site grading plan, and storm water management solutions including storm quality and quantity controls for the 17-storey mixed use apartment building with 225 apartment units 512 sqm of ground floor commercial.

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#### Ironstone Building Company 6-Storey Residential Apartment Building (59 units) & Townhouse Development (13 units)

- Woodstock, ON, Canada (2019-2020): Engineer-in-Training, Designer (Civil3D), and Construction Administrator. Nicholas prepared the detailed design of the erosion and sediment controls, removals, and existing conditions plan, underground site servicing (water, storm, and sanitary connections), site grading plan, and storm water management solutions including storm quality and quantity controls for the 6-storey residential apartment building with 59 units and 13 townhouse units that is currently under construction.

#### Drewlo Developments – 5 Low-Rise Residential Apartment Buildings (225 units)

- London, ON, Canada (2019-2020): Engineer-in-Training, Designer, and Construction Administrator. Nicholas was the lead civil designer for this low-rise residential apartment building development consisting of 5 buildings over 2 sites that is currently under construction. He also prepared the form of tender for both sites for the client. SBM's scope included detailed design of the erosion and sediment controls, removals, and existing conditions plan, site servicing (sanitary and storm sewers, stormwater management, and water distribution network), site grading, and traffic management plans.

#### Old Oak Developments – 13-Storey Residential Apartment Building (122 units)

- London, ON, Canada (2021-2022): Civil Project Lead and Construction Administrator. SBM coordinated the detailed design of the erosion and sediment controls, removals, and existing conditions plan, underground site servicing (water, storm, and sanitary connections), traffic management plan, pavement markings plan, site grading plan, and storm water management solutions including storm quality and quantity controls for the 13-storey residential apartment building with 122 apartment units that is currently under construction. This project required the realignment of approximately 150 m of sanitary sewer that was coordinated with the City of London, the Owner, and neighbouring property owners.

#### York Developments – Stacked Townhouse Development (64 units)

- London, ON, Canada (2019-2021): Engineer-in-Training, Designer (Civil3D), and Tender and Construction Administrator. This 64-unit townhouse development includes 3 townhouse blocks. Nicholas was the main designer with the supervision of a project manager/ senior engineer to complete the detailed design and tender package for this development. SBM prepared the site plan, erosion and sediment controls, removals, and existing conditions plan, underground site servicing (sanitary and storm sewers, and water distribution network), site grading plan, traffic management plans, and stormwater management solutions including storm quality and quantity controls.

#### SecurXX – Strathroy Crossings Commercial Development

- Strathroy, ON, Canada (2019-2021): Engineer-in-Training, Designer, and Tender Administrator. This project includes a four-phase commercial development over approximately 6 ha. Nicholas was the lead designer for this developer. He also prepared all the contract documents including but not limited to the general conditions, special provisions, form of tender, and drawings as well as leading the tender process for the client.

#### John Dobie – Glencoe Subdivision

- Glencoe, ON, Canada (2021-2022) Project lead and Engineer-in-Training. This 14.5 ha subdivision included the includes 119 single family lots, 16 semi-detached units, and a 1.35 ha medium density block with an additional 20 ha of future lands that were accommodated in the design. SBM's scope included detailed design of roadways, sewers, watermain, stormwater management underground chamber design, municipal drain realignment, and existing roadway upgrades. SBM undertook liaison with Hydro One, and North Frontenac Telephone company on behalf of the client.

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