

(2015 – 2017) Construction Budget (\$1.1 Billion) **Newland Construction /AVAL International**
DP Pre-construction Services Provided for CO-OP Shopping Centre Redevelopments, Calgary



CO-OP Brentwood Redevelopment, Calgary
 (DP submitted) - Construction: (\$465 Million Budget)

LEED Silver, Green roofs and Co-Gen to all buildings
 Maintain business operations w/phased construction
 Car Wash, Gas Bar, Wendy's, Liquor, Grocery, Bank,
 u/g Prkg, Office, Aptmt, Condo Towers to 40 storeys



CO-OP Dalhousie Redevelopment, Calgary
 (DP submitted) - Construction: (\$355 Million Budget)

LEED Silver project and Co-Gen for all buildings
 Maintain business operations w/phased construction
 Car Wash, C-Store, Gas Bar, Liquor, Grocery, Bank,
 CRUs, u/g Prkg, Office, Apartment & Condo Towers



CO-OP Oakridge Redevelopment, Calgary
 (DP submitted) - Construction: (\$185 Million Budget)

LEED Silver project and Co-Gen for all buildings
 Maintain business operations w/phased construction
 Car Wash, C-Store, Gas Bar, Liquor, Grocery, Bank,
 CRUs, u/g Prkg, Office, Apartment & Condo Towers



CO-OP Renfrew Redevelopment, Calgary
 (DP submitted) - Construction: (\$65 Million Budget)

LEED Silver project and Co-Gen for all buildings
 Maintain business operations w/phased construction
 Car Wash, C-Store, Gas Bar, Liquor, Grocery, Bank,
 Tim Hortons, CRUs, u/g Parking, Office Buildings



CO-OP Mission Landing Development, Calgary
 (DP submitted) - Construction: (\$30 Million Budget)

Maintain operational back alley, demo businesses,
 remove many existing retaining walls, provide new
 200m x 8m Retaining Wall, u/g Prkg, Liquor, CRUs,
 Car Wash, C-Store, Gas Bar and Apartment Tower

MISSION LANDING- PROPOSED DEVELOPMENT

CO-OP

(2013 – 2015) **FIRST – East Village, Calgary** (\$46 Million) **ITC Construction Group**



19 floor residential tower; 197 suites; 4-floor wrap-around wood frame podium; 3 level parkade

"I use FIRST as a model of a well-run project for the other Project Managers to try to emulate."

Mathias Graf, Director of Operations – Alberta Region, ITC Construction Group

(2011 – 2013) **Royal Oak Shopping Centre, Calgary** (\$25 Million) **OPUS Construction Inc**



5 individual buildings with services, sitework, pad construction and landscaping for 12 buildings

"TD has told me on numerous occasions that this has been one of the best and most complete projects that they have done. There have been no real issues to speak of and they are thrilled with the response and reaction which they always receive from both Robert and Ric."

David Pidgeon, Owner Representative, Certus Developments

(2007 – 2010) **Stantec Executive Place, Red Deer** (\$34 Million) **Clark Builders**



12 floor executive office tower with 6 split-levels parking

"Ric has excellent forensic skills and exceptional expertise in the area of project management. He continually displayed his ability to manage costs, provide accurate information and be a self-motivated manager. Ric is a conscientious worker with a strong work ethic, and provided outstanding documentation in all aspects of his responsibilities."

Brad Regier, V. P. Calgary, Clark Builders

Alberta Construction Magazine 2010 Awards



(2005 – 2007) **UHA Racing Entertainment Centre, Calgary** (\$100 Million) **Clark Builders**



2-year Pre-construction Services to design a (United Horsemen of Alberta) horse racing facility including: casino, race tracks, horse barns, back-stretch buildings, restaurants, simulcast betting, grandstand, lounges and entertainment centre complex. The race facility was relocated late in the design process to accommodate construction of the Cross-Iron Mills shopping mall complex with a *future* 300 metre bridging LINK (with a 2nd casino, several restaurants, night clubs, convention centre and hotel) spanning across 7 lanes of traffic to connect the racetrack with Cross-Iron Mills.

Mobilization was always **imminent** as roads, water-rights, site services, partnership and financing issues were overcome. **Building Permit issued Jan. 2008. Construction started Feb. 2008** but was suspended 3 months later. Project went into receivership as UHA could not secure financing.

(2004 – 2005) **Canadian Tire Distrib. Centre, Calgary** (\$24 Million) **Dominion Construction**



500,000 sf. expansion to operating facility; 75 new loading docks and 1 million sf. of new parking. **Extremely aggressive 9-month construction schedule.** Substantial Completion in May 2005; **\$3,000 per hour penalty for disruption** of operations or delaying delivery of stock; floors poured to super-flat specifications. Work included removal of a City street, sidewalks and City services; draining of a large slough and removal of 130,000 m³ overburden before parking lots could start.

Work started early September 2004 and the mechanical trade went bankrupt in December 2004.

One of Alberta's most prolific General Contractors and regular builder of Canadian Tire projects believed that the contract schedule represented excessive risk and declined to tender the project.

The Estimator for the General Contractor that constructed the original 500,000 sf. Distribution Facility tendered this project, stating that the work could not be completed in the time scheduled.

*Project Superintendent, **George Binder**, confirmed that this was the most difficult schedule that he had ever been involved with during his 51 year career as a Dominion superintendent.*

George Binder Retirement Party, August 2008

(2001 – 2003) **Shaw Cable Barlow Operations Centre** (\$29 Million) **Dominion Construction**



230,000 sf. featuring a 3-storey galleria; food court; kitchen; tv broadcast studios; telephone fiber-optic HUB; auditorium; with 5 call centres and office space accommodating more than 850 staff.

The concrete trade contractor went bankrupt during construction and filed suit based on fabricated claims. Six separate occupancies were transitioned without disruption. *Julie Shaw was extremely pleased, and stated on several occasions that the construction team far exceeded expectations.*

“Our Construction Manager did a great job of managing the trades and conveying to them the importance of attention to detail.” ... (Julie Shaw interview statement, Award Magazine, June 2003)

*“An outstanding year (2003) for Ric. He has maintained a great working relationship with SHAW and their Project Manager (**Pivotal**), and has exceeded all expectations for financial performance. Ric also prepared for the Columbia case, putting us in a strong position to defend ourselves.”*
(Project completed on time and claim dismissed) **Scott Hunt, Operations Manager, Dominion Construction**

(2000) **SAIT Clayton Carroll Automotive Centre** (\$10 Million) **Dominion Construction**



42 bay automotive service; training laboratories; lecture theatres; offices; rooftop parking design. Construction start Mar/00 with classes starting Sept/00. Funding shortfall after construction start required redesign and phased occupancy; with **extreme 5-month to first occupancy** schedule. Design issues w/over 100 CO's (averaging 5 changes per normal work week) complicated work. Initial July 26/00 occupancy (centre above) as well as 3 subsequent occupancies were achieved.

*“Boucock Craig (Architect) is **extremely pleased with the efforts and performance of the general contractor** on this project. Achieving the original contract schedule is truly exceptional.”*
Peter Buckzowski, Boucock Craig Wong

“The effort you have given to the SAIT project, dealing with difficult challenges, shows Dominion why we consider you a Leader. We want you to know that we value you as a Key Team Player.”
Bruce Gilbert, Operations Manager, Dominion Construction

*Project Superintendent, **Howard Bentzen**, confirmed that this was the most difficult schedule that he had ever been involved with during his 32 year career as a superintendent.*

(Project was completed on time and on budget)

(George Binder Retirement Party, August 2008)

(1999 – 2000) **Sunridge Business Park**

(\$13 Million)

Dominion Construction



300,000 sf.; five separate office/warehouse flex buildings with sitework. The first 3 buildings were completed in 5 months and the remaining 2 buildings were completed in 4 months. Additional manhours were focused in the early stages to avoid winter delays and minimize overhead costs.

The projects were: completed on-time; significantly under budget; exceeded Client expectations.

"The savings on the job were much greater than we were anticipating."

... (Final cost reconciliation letter March 2000) Charlie Alexander, Construction Manager, Pauls Properties

(1996 – 1997) **CFB Dining and Messing Facility** (\$10 Million) **AXOR Construction Canada**



75,000 sf. (design/build) state-of-the-art kitchen and dining facilities to feed 2,500 soldiers. With an extreme 9 month construction schedule and a **\$10,000 per day penalty** for non-performance.

DND awarded the project in June/96. **AXOR started construction 2 months late**, (in Sept/96). **DCC, DND and the consultants thought it was impossible to complete the project on time** and were anxious 'Big-time'. If the troops could not be fed; DND could not move them to the base.

The first trade contract was not awarded until the 2nd week in September. Work was accelerated immediately under intense conditions. Excavation, piling, u/g fire lines in Sept/96; parking lots Oct/96. Structural steel not available in Edmonton in time and had to be brought in from Quebec. 12-hour days; 7-day weeks; 3rd coldest winter in past 100 years; 35 day weather delay to roofing; bad organic soils; refrigeration contractor went bankrupt; flooring contractor did not want the job; all design disciplines perpetually behind. **The most difficult job I have ever done. From a grass field to a fully commissioned DND kitchen facility for 2,500 (with elevator) in just 9 months.**

"It was ridiculous: If it wasn't for Ric, this project would never be finished ...ever."

Norm Gruben, Site Superintendent, AXOR Construction Canada

"Outstanding!" ... (Final Inspection, May 1997) Brian Fraser, (past) Construction Manager, CFB Edm.

"This was a difficult project but it finished on-time. Ric is a real professional and his documents were very clear and contained all facts. His ability to handle sub-trades effectively is outstanding."

... (Harcourt & Associates reference check, May 1999) Paul Eden, (present) Construction Manager, CFB Edm.