

HERITAGE PERMIT APPLICATION & SUBMISSION REQUIREMENTS

Development & Housing Approvals 200 King Street West, 6th Floor Kitchener ON N2G 4V6 519-741-2426; planning@kitchener.ca

STAFF USE ONLY

D	ate Received:	Accepted E	By:	Application N	lumber:
				HPA-	<u>.</u>
PA	RT B: HERITAGE PERM	IT APPLICATION FO	ORM		
1.	NATURE OF APPLICAT	ION			
	Exterior	□ Interior	🛛 Signage		
		New Construction	n 🛛 Alteration		Relocation
2.	SUBJECT PROPERTY Municipal Address: 52 Legal Description (if know	-Benton St	reet, Kitchene	t, ontatio	D, NZG-3HZ
	Building/Structure Type:	Residential	Commercial	Industrial	
	Heritage Designation:	Part IV (Individua	al) 🛛 🗍 Part V (He	eritage Conserva	ation District)
	Is the property subject to	a Heritage Easemer	nt or Agreement?	🗆 Yes	No.
3.	PROPERTY OWNER Name: St. Matth	news (Kitch	nener) Luther	an Chui	-ch

Name: Stimathews (PITCHENER) LUTHELAN CHUICH
Address: 54 Benton Street
City/Province/Postal Code: Fitchener, Ontario, NZG 3HZ
Phone: $519 - 742 - 0462$
Fmail info@stmattskw.com

4.	AGENT (if applicable)
	Name:
	Company: St. Matthews (Fitchener) Lutheran Church
	Address: 54 Benton Street
	City/Province/Postal Code: Kitch ener. Outatio. NZG 3HZ
	Phone:
	Email:

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5. WRITTEN DESCRIPTION

Provide a written description of the project including any conservation methods proposed. Provide such detail as materials to be used, measurements, paint colours, decorative details, whether any original building fabric is to be removed or replaced, etc. Use additional pages as required. Please refer to the City of Kitchener Heritage Permit Application Submission Guidelines for further direction.

Refer to attached	NI Construction	n Utd. report.
Trim profile she	abe to be retained	and paint touch
up colour to mat	ch existing.	
l	(

6. REVIEW OF CITY OF KITCHENER HERITAGE PERMIT APPLICATION SUBMISSION GUIDELINES

Describe why it is necessary to undertake the proposed work:

The proposed work is required and to be undertakento repair rotten sections of the existing painted pine wood trims on the 2 large transcept windows (exterior) of the Sanctuary

Describe how the proposal is consistent with the Part IV individual designating by-law or the Part V Heritage Conservation District Plan:

The existing church buildingsite is located in a Part V Heritage Conservation District Plan where alterations are required to the 2 windows described in 5 and 6 above (restore and repair).

Describe how the proposal is consistent with Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada (www.historicplaces.ca/en/pages/standards-normes.aspx): With reference to 5 and 6 above corrective action is to conserve, protect, maintain, repair in lieu of existing Wood trim replacement on the described windows.

7. PROPOSED WORKS

a)	Expected start date: May 20, 2025	Expected	completion date:_	Fall	2025
b)	Have you discussed this work with Heritage Plannin	ng Staff?	Ves Yes	🗆 No	
	- If yes, who did you speak to? Michelle	Dra	ke		
c)	Have you discussed this work with Building Division	n Staff?	□ Yes	No	
	- If yes, who did you speak to?				
d)	Have you applied for a Building Permit for this work	(?	□ Yes	1 No	
e)	Other related Building or Planning applications:	Applicatio	n number		

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8. ACKNOWLEDGEMENT

The undersigned acknowledges that all of the statements contained in documents filed in support of this application shall be deemed part of this application. The undersigned acknowledges that receipt of this application by the City of Kitchener - Planning Division does not guarantee it to be a 'complete' application. The undersigned acknowledges that the Council of the City of Kitchener shall determine whether the information submitted forms a complete application. Further review of the application will be undertaken and the owner or agent may be contacted to provide additional information and/or resolve any discrepancies or issues with the application as submitted. Once the application is deemed to be fully complete, the application will be processed and, if necessary, scheduled for the next available Heritage Kitchener committee and Council meeting. Submission of this application constitutes consent for authorized municipal staff to enter upon the subject property for the purpose of conducting site visits, including taking photographs, which are necessary for the evaluation of this application. The undersigned acknowledges that where an agent has been identified, the municipality is authorized but not required to contact this person in lieu of the owner and this person is authorized to act on behalf of the owner for all matters respecting the application. The undersigned agrees that the proposed work shall be done in accordance with this application and understands that the approval of this application under the Ontario Heritage Act shall not be a waiver of any of the provisions of any by-law of the City of Kitchener or legislation including but not limited to the requirements of the Building Code and the Zoning By-law. The undersigned acknowledges that in the event this application is approved, any departure from the conditions imposed by the Council of the City of Kitchener or from the plans or specifications approved by the Council of the City of Kitchener is prohibited and could result in a fine being imposed or imprisonment as provided for under the Ontario Heritage Act.

Signature of Owner/

Signature of Owner/

Date:	Mar 21	o al	025	
Date:_	man	26	2025	

9. AUTHORIZATION

If this application is being made by an agent on behalf of the property owner, the following authorization must be completed:

I / We,	, owner of the land that is subject of this application,
hereby authorize	to act on my / our behalf in this regard.
Signature of Owner/Agent:	Date:
Signature of Owner/Agent:	Date:

The personal information on this form is collected under the legal authority of Section 33(2), Section 42(2), and Section 42(2.2) of the Ontario Heritage Act. The information will be used for the purposes of administering the Heritage Permit Application and ensuring appropriate service of notice of receipt under Section 33(3) and Section 42(3) of the Ontario Heritage Act. If you have any questions about this collection of personal information, please contact the Manager of Corporate Records, Legislated Services Division, City of Kitchener (519-741-2769).

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St. Mathews Lutheran Church

54 Benton St, Kitchener, ON N2G 3H2

Dear Michelle Drake,

On March 10th Neil Duncan & Ben Adams investigated the large stain glass windows facing both Church Street & the parking lot to determine the extent of wood rot of the decorative wood frame capping & trims. The investigation concluded that roughly 30% of the wood trims on each window had deteriorated to a point that require immediate action, chunks of wood had begun to flake off and small animals had started to burrow into the cervices where the wood has rotted away (*See figures 1-3*). Structural the window is supported by a galvanized steel plate frame which appears to be in sufficient shape and in no need of work. A wood beam runs through the spandrel panel portion to support the interior floor load and appears to be free of rot. We suspect that exposure to moisture and harsh UV rays from the sun has led to the deterioration of the wood caps & trims for these windows (*See Figure 4 & 5 to see area of rot on windows*).

Solution:

We propose removing deteriorated and rotted wood caps & trims as well as reseal & paint remaining to extend the life of these windows. Profiles of wood caps & trims will be recreated to match wood lengths for straight sections of caps & trims. Curved or organic shaped caps & trims will be molded in plaster and recreated with fiber glass & resin to model identical and matching assemblies. A clay like filler material will be used to fill in portion of surface deterioration where caps and trims can be saved.



(Figures 1-3 – Wood Deterioration)





(Figure 4 – South Window – Church Street)





(Figure 5 – North Window – Parking Lot)



Conclusion:

Window frame caps & trims that have deteriorated due moisture and sun exposed will be repaired and replaced. All work will be completed in a manner that does not impact the historic significance of the architectural features of this window and does not affect any other historic elements of this structure.









	ST. MATHEWS	No.	Description	Date
PAROIODESK				
www.autodesk.com/revit				







2 3/8

1 1/2





(4) TRIM PROFILE #4 (100LF) 12" = 1'-0"



	ROFILES	
Project number	1330	
Date	03-13-2025	A1 0
Drawn by	H.POTTER	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Checked by		Scale 12" = 1'-0"
Checked by		Scale 12" = 1'-0"



Technical Data Sheet
SculpWood Putty TDS

DESCRIPTION

SculpWood Putty is one of four components making up the EndRot system. It's a nonshrinking, two-part epoxy putty compound ideal for filling voids often associated with rot repair applications. When cured, it sands like wood and machines easily. It has tenacious adhesion to wood substrates when paired with System Three RotFix epoxy. SculpWood Putty is compatible with most water/solvent-based primers and paints.

Individual Component Properties:				
Resin Properties:		Hardener Properties:		
Viscosity @ 77°F (25°C) cps	559,000	Viscosity @ 77°F (25°C) cps	652,000	
Lbs./gal.	5.36	Lbs./gal.	5.20	
Color	White	Color	Rust Brown	
VOC Content	0	VOC Content	0	

Mixed System Properties:		
Mix Ratio By Volume (Resin: Hardener)	1:1	
Mix Ratio By Weight (Resin: Hardener)	1:1	
Minimum Application Temperature	40°F(4.4°C)	
Working Time @ 70°F (21°C)	60 min.	
Time To Sand 70°F (21°C)	Machinable in 5-7 hours	
Mixed Color	Brown	

Cured Properties:		
Full Cure @ 70°F (21°C)	3 days	
Shore D Hardness	80	
Tensile Strength (ASTM D638) psi	5,514	
Compressive Strength (ASTM 695) psi	5,495 at yield	
Maximum Service Temperature	120°F (48.9°C)	

For health and safety information concerning this product, please refer to the SDS for SculpWood Putty at systemthree.com.



System Three Resins, Inc. 3500 W. VALLEY HWY. N. SUITE 105 AUBURN, WASHINGTON 98001 TECHNICAL SUPPORT: 253-333-8118

TECHNICAL DATA SHEET

S-1 Clear Penetrating Epoxy Sealer

DESCRIPTION:

System Three S-1 Epoxy Sealer is a 50% solids epoxy/polyamide system. Mixed at a simple 1:1 ratio, S-1 is extremely effective at prolonging the service life of all woods, concrete, metals and fiberglass reinforced polyester. S-1 is ready to use with no thinning required. It is completely waterproof suitable for use above or below the waterline. S-1 is a superb undercoat primer for most paints and clear finishes featuring strong adhesion to most substrates with minimal surface preparation. S-1 does not require sanding between coats if recoat time is less than 24 hours. It is resistant to salt air, mild acids, alkalis, chemicals and solvents. S-1 is not recommended for gas tanks containing unleaded gasoline.

PRODUCT USES:

For Wood: S-1 seals effectively against moisture and oxygen, helping to protect against wood rot. It is ideal for yacht interiors, shelving, cabinets and furniture.

For Concrete: S-1 is an excellent moisture barrier for walls and floors. It works well as a dustproofer for floors

For Metals: S-1 helps to prevent oxidation and chemical exposure effects including staining and tarnish.

For FRP (fiberglass): Coat polyester laminates with S-1 to provide complete moisture resistance that the fiberglass by itself cannot provide. Use as a first sealer step in gelcoat blister repair, after the blisters have been ground out.

PHYSICAL PROPERTIES: VISCOSITY (MIXED): 100cps SOLIDS: 50% by volume DENSITY: 7.9 pounds/gallon V.O.C. Content: 562 grams/liter (4.91 lb/gal) COVERAGE: 300-350 ft² per gallon DRY TIME: tack free: 4-6 hours @ 25°C

RECOAT(WITHOUT SANDING): up to 24 hours **DRY HARD:** 24-48 hours @ 25°C

Dry times will vary with temperature, humidity, and ventilation.

THINNING: None required on subsequent coats or over sanded varnish or resin.

CLEAN UP: Epoxy reducer or lacquer thinner

SURFACE PREPARATION: Surfaces should be free of dust, grease, oil, wax, and any other foreign matter. Sand with 100-150 grit sandpaper. Use a tack rag to completely remove dust prior to application of S-1.

APPLICATION: S-1 can be applied by brush, roller, or spray. For best results, apply S-1 between 50-95°F.

OVER CURED EPOXY RESIN: Sand epoxy substrate with 220 or 320 sandpaper to remove as much of the gloss as practical. Ensure surface is clean and dry and apply. Resin surface may require up to 2 weeks prior to coating for all residual curing agent to be out of the surface.

NEW WORK(BARE WOOD): Apply a minimum of three coats for protection. Recoat when surface shows signs of wear.

OLD WORK: If previously varnished surface is in good condition, sand and varnish. If old finish is not in good condition, remove and proceed as with new work.

NOTES: Add System Three Paste Pigments up to 10% of the Part A Resin to make colored S-1 Sealer. S-1 is flammable and can be shipped by ground only.

For complete safety and handling information see the MSDS for S-1 Sealer on our website at www.systemthree.com.

The information contained herein is based on the data available to us and is believed to be correct. However, System Three Resins, Inc. makes no warranty, expressed or implied, regarding the accuracy of these data or the results to be obtained from the use thereof. System Three assumes no responsibility for injury from the use of the product described herein. System Three is a trademark of System Three Resins, Inc.

Helping you put it all together

This document is intended to provide information on the Contractor's company, capacity, skill, and experience. Information requested may be supplemented with additional sheets if required.

CONFIDENTIALITY AND ACCESS TO INFORMATION

All information contained herein is submitted in confidence and may not be disclosed without the express written consent of the Contractor. If the party to whom this document is submitted, or any other party that is in possession of this document, receives a request, including pursuant to any applicable freedom of information legislation or related laws, for disclosure of the information contained herein or information which would directly or indirectly reveal the information contained herein, the party receiving the request shall promptly notify the Contractor's company in writing of such request and shall afford the Contractor's company the opportunity to make submissions concerning non-disclosure prior to making any disclosure of the information contained herein.

PROJECT

Project Title: St. Matthews Lutheran Church Window Repair Project Number: Location: 54 Benton St., Kitchener, ON N2G 3H2

SUBMITTED TO

Name: Michelle Drake, Senior Heritage Planner Address:

Phone: (519) 783 - 8909

E-mail: michelle.drake@kitchener.ca

SUBMITTED BY

Name: Neil Duncan Address: 4- 614 Colby Drive, Waterloo, ON N2V 1A2

Phone: (519) 616 - 3336

E-mail: nduncan@n1c.ca

COMPANY INFORMATION

1. Legal Structure

Year Established: 2020

Corporation - Partnership Joint Venture Registered Sole Proprietor Other Names and Titles of Officers, Partners, or Principals:

Name	Title/Position
Neil Duncan	President /CEO

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Apply a CCDC 11 copyright seal here.

Project Title: St. Matthews Lutheran Church Window Repair

2. Financial Reference

Bank Name: Royal Bank of Canada Address: 585 Weber St., Waterloo, ON N2V 1V8

Contact Person: David Guistini, Commercial Account ManagerPhone: (226) 898 - 6040E-mail: david.guistini@rbc.com

3. Bonding or other Contract Security Reference

Company Name: Arch Insurance Canada Ltd. / PLATFORM Address: 161 Bay Street, Suite 3100, Toronto, ON M5J 2S1

Contact Person: Jessica Campbell Phone: (416) 428 - 4667

E-mail: jcampbell@platforminsurance.com

4. Insurances References

General Liability Insurance Limit of \$5,000,000 or more? Yes ✓ No □ Insurance Company Name: Definity Insurance Company Insurance Broker or Representative: PLATFORM Insurance Management Inc.; Heidi Charles-Beekley Address: 161 Bay Street, Suite 3100, Toronto, ON M5J 2S1

Phone: (416) 557 - 0435

E-mail: hcharles@platforminsurance.com

Automobile Liability Insurance Limit of \$5,000,000 or more? Yes & No Insurance Company Name: Aviva Insurance Company of Canada Insurance Broker or Representative: PLATFORM Insurance Management Inc.; Heidi Charles-Beekley Address: 161 Bay Street, Suite 3100, Toronto, ON M5J 2S1

Phone: (416) 557 - 0435

E-mail: hcharles@platforminsurance.com

Broad Form Contractors' Equipment Insurance? Yes ☑ No □ Insurance Company Name: Definity Insurance Company Insurance Broker or Representative: PLATFORM Insurance Management Inc.; Heidi Charles-Beekley Address: 161 Bay Street, Suite 3100, Toronto, ON M5J 2S1

Phone: (416) 557 - 0435

E-mail: hcharles@platforminsurance.com

5. Health and Safety

Certificate of Recognition program (COR[™])? Yes □ No **✓** If "No", **✓** equivalent to COR[™] □ attach details to demonstrate the effectiveness of your health and safety plan.

N1 Construction Ltd. preserves a high safety culture standard which holds employees at every level, including management, to be responsible and accountable for maintaining this standard both on our jobsites and in the office. Our staff is thoroughly trained in Health and Safety in a way which they confidently have the knowledge and skill to perform their own work safely and efficiently. Currently, we have a robust health and safety program in place with a published 92-page Occupational Health and Safety Manual. In addition, our Health and Safety Administrator closely monitors and audits our programs to ensure compliance and common understanding of our company's expectations. We closely monitor individuals on our company projects by having policies that prohibit visitors/sub-trades on site until successful completion of site safety orientation and detailed documentation is complete and submitted to our site superintendent. This education includes, but is not limited to, 'Job Hazard Analysis' and 'New Worker Checklist/Site Orientation'. We are well trained, experienced supervisors and management who understand their responsibilities. Our supervisors have logbooks which are mandatory to complete daily. All site personnel are certified with standard level C CPR and First Aid. We operate in accordance with the Occupational Health and Safety Act and associated workplace legislation standards. Please find N1 Construction Ltd.'s prepared Health and Safety package at the end of our submission.

As listed below if applicable to the Place of the Work, provide worker's compensation information for the previous three calendar years:

Calendar year	2024	2023	2022
Industry classification code, or equivalent	236220	236220	236110
Industry base rate	1.57	1.55	2.65
Company's experience rate	1.49	1.47	2.65
Fatalities (actual numbers)	0	0	0
Lost time incident frequency (LTIF) rate based on 200,000 hours	0	0	0

Remarks:

6. Value of construction work projected for current year and the actual value for the past four years.

Calendar year	Current year	2024	2023	2022	2021
Annual value of	\$ 5,000,000,00	\$ 3 991 024 00	\$ 2 740 813 00	\$ 1 872 068 00	\$ 512 978 00
construction work	3,000,000.00	3,331,024.00	2,740,013.00	1,072,000.00	512,578.00

Remarks:

QUALIFICATIONS AND EXPERIENCE OF PERSONNEL

1. Key office personnel proposed for the purpose of this qualification statement.

Attach resume of qualifications and experience: (e.g. Project Executive, Project Director, Project Manager)

Name	Title/Position
Neil Duncan	President/CEO, Senior Project Manager
Kris Ryzynski	Project Manager

2. Key site personnel proposed for the purpose of this qualification statement

Attach resume of qualifications and experience: (e.g. Superintendent, Health and Safety Officer)

Name	Title/Position
Zack Wall	General Site Superintendent
Benjamin Adams	Site Superintendent

PROJECT EXPERIENCE

Unless otherwise specified in the Request for Qualifications, provide a list of five relevant projects for each of the following Appendices:

- 1. Key construction projects completed in the past five years (Appendix A).
- 2. Comparable construction projects completed (similar type, size and complexity) (Appendix B).
- 3. Key construction projects underway as of the date of submission of Contractor's Qualification Statement (Appendix C).

I declare the information in this form to be true and correct to the best of my knowledge

Signature of Contact Person: ____

Name of Contact Person: Neil Duncan

Title of Contact Person: President / CEO

Phone: <u>(519)</u> 616 - 3336

E-mail: nduncan@n1c.ca

4 – 614 Colby Drive, Waterloo, ON N2V 1A2 | (519) 616 - 3336 | nduncan@n1c.ca

PROFESSIONAL SUMMARY

Company President, with 15+ years' experience working in the ICI construction sector. Neil is primarily responsible for management and supervision of all company projects. Prior to incorporating N1 Construction Ltd., Neil held a supervisory position for 10 years at a mid-sized general contractor. His projects managed/coordinated, with budgets up to \$8 million, ranged from additions and renovations to law and dental offices, community centers & schools, as well as multi residential apartments.

RESPONDENT'S EXPERIENCE

- Resourcing Project labour and management of subcontractors (9 years)
- Managing inspectors or other authorities having jurisdiction (14 years)
- Technical capabilities and specialized knowledge, education, training any professional designations, details of any licenses certificates, indicating code/ regulatory knowledge (12 years)
- Arranging for inspections, obtaining, on the Client's behalf closing permits and deficiencies, required approvals, licenses and permits from authorities having jurisdiction over the Project **(14 years)**
- Ability to assume responsibility and demonstrate experience with directing people, budget control, schedule management and scope control where applicable (10 years)

WORK HISTORY

President – Sr. Project Manager | N1 Construction Ltd. | November 2020 – Present

- Oversees all departments in corporation to mitigate risk and provide solutions.
- Human Resources: Conduct interviews, employee selection, disciplinary measures and termination.
- Finance and Cash Flow: Liaison between project managers and bookkeeper to ensure finance schedules and cash flow align. Regularly communicate with bookkeeper and analyze monthly financial reports. Inherently available to assist in locating anomalies in invoicing.
- **Procurement**: Responsible for locating VOR and RFPs. Managing internal and external resources during the vendor list application process. Professional reputation has had company be invited to bid construction management work directly by previous clientele and associates.
- **Client Liaison**: Reviewing and evaluating all new construction opportunities. Act as first point of contact for projects and is available to stakeholders, as necessary to mitigate conflict resolution.
- **Estimating:** Involved in every bid submission by evaluating information provided against market trends, using professional experience to adjust bid proposal accordingly.
- **Management**: Hold meetings with team where workflow schedules is discussed. Encourages open communication among involved parties. Available to address any issues/problems as they arise and able to collaborate with office and site staff to find resolutions.
- Health and Safety: Critically review all completed health and safety documents and provide areas of improvement to supervisors, company HSR and administrator. Understand the need for continual safety plans related to new project challenges. Uphold and require the highest level of safety culture both on site and in the administrative setting.
- **On-site Tasks:** In dept knowledge in woodworking and doors and hardware has resulted in company reputation in this niche for its combined application. These skills helped immensely with UW and RoW projects. As needed, available on site to assist in special construction types.

Infrastructure Ontario – ExteriorExitDoorReplacement (Guelph, ON) Jun. 2024- Present \$1,028,000 Senior Project Manager responsible for overseeing projects from initiation, ensuring successful kick-off by selecting the appropriate internal team and trades. Actively involved in every contract to ensure alignment with project goals.

Stratford Intermediate School - Avon Maitland DSB (Stratford, ON), May 2024 – Present \$1,282,000 Project included nearly \$450,000 in allowances for items with undetermined scope or designs from thirdparty consultants, which were essential in shaping the space. The timeline was expedited to complete work during the summer break. Played a pivotal role in executing the accelerated schedule, making realtime adjustments to ensure classrooms and spaces were ready by September; responsibilities included value engineering to optimize costs, managing workloads and schedules to maintain momentum, and closely monitoring the budget to ensure financial control.

University of Waterloo (Waterloo, ON) – Longhouse Labs, Aug 2023 – Jan. 2024 \$1.121.000 Project complexity resulting in many design inconsistencies and changes requiring a high level of communication with owners, consultants & subtrades. Project's involvement entailed risk management and mitigation while providing solutions to help the end lease holder achieve their desired result.

Elma Township Public School – Avon Maitland DSB (North Perth, ON) May – Sept 2023 \$393.000 Role included procuring N1C to school board's short vendor list and tendering, subtrade negotiations, utilizing experience to assist with on-site higher complexities ensuring tight project deadline was met.

Infrastructure Ontario (Barrie/Newmarket/Brampton, ON) Dec. 2022 - Feb. 2023 \$28.300 JVN – MAG (Group 5) Courthouses. Subcontracted to supply, prep and perform installation of interior hardwood doors and hardwood door/window frames on compressed timeline. Manager and fabricator responsible for coordination of restoration details with General Contractor.

Main & Concession Dental (Cambridge, ON) Sept. – Dec. 2022 \$435.000 Full dental office renovation within Victorian stone dwelling. Project Manager and Estimator. Professional scope included utilizing full dept of experience to complete a heavily coordinated pre-planned schedule on a compressed, strict timed project, interpret and coordinated multiple designs into an executable plan.

Trent University (Peterborough, ON) – Jalynn Bennett Amphitheatre, Jul. – Sept. 2022 \$88.000 Subcontracted for framing Amphitheatre stage, and related stairs and wheelchair ramps. Liaison with GC to ensure tight scheduling deadlines were met; responsible for coordination of layout and labour force.

RSM Building Consultants (Cambridge, ON) – Saltsman, Feb. – June 2022 \$385.000 Extended commercial mezzanine and fully renovated above and below into offices and training center requiring extensive knowledge of structural steel retrofitting and mechanical and electrical systems.

Schlegel Urban Developments (Waterloo, ON) – Market Road Antigues, Apr. – June 2022 \$145,290 Phased Construction to transform existing retail space into 54 additional wood cladded booths. Scope included temporary shoring, structural steel with block wall shoring to allow coloining corridor. Responsible for client liaison, scheduling, technical planning of structural underpinning.

Site Superintendent | Nith Valley Construction Ltd. | May 2010 – November 2020

Ayr and District Citizens Association (Ayr, ON) – Kirkwood Apartments, 2019 – 2020 \$8 Million 21 Suite, three story affordable housing apartments addition. Site Superintendent responsible for day-today operations, construction sequencing and schedule, sub-trade coordination, client liaison and site safety. Complex scope included block and concrete construction, sitting entirely on helical piles.

\$1 Million

Robson Carpenter LLP (Ayr, ON) – Queens, 2018 – 2019 Renovation of historic Queens Tavern into high-end lawyer offices. Dual role of Site Superintendent/ Project Manager, responsible for day-to-day operations, schedule, substantial sub-trade procurement

involvement & coordination, client liaison & site safety. Project scope included complete renovation of building's interior adding a modern main entrance addition, as well as restoring portions of original brick.

Langs (Cambridge, ON) – Community Development Services Centre, 2017 – 2018 \$5 Million Constructed second story addition on single story wing of occupied building while first floor tenant spaces were fully operational. Dual role of Site Superintendent/Project Coordinator. Responsible for day-to-day operations, schedule, sub-trade coordination, client liaison and site safety. Notable management of construction sequencing and roof alteration and concrete floor system complexity.

Dajoh Six Nations Youth and Elder Centre (Ohsweken, ON) 2014 – 2016 \$6 Million Large Community Centre expansion, including full sized gymnasium. Scope included using a pre-ENG gymnasium roof structure and standing seam roof and multiple accessible, universal washrooms. Site Superintendent and Project Coordinator. Responsible for day-to-day operations, schedule, sub-trade procurement and coordination, client liaison and site safety.

PROFESSIONAL QUALIFICATIONS

- Skilled Trades Ontario Approved to Challenge Exam General Carpentry [403A] / Apprenticeship equivalent–(2021)
- Part One, JHSC Ministry of Labour (2014)
- Business & Financial Planning and Management Courses [2] Tarion (2020)
- Technical capabilities include: total station surveying, Gantt charts, project analysis using Microsoft Project, AutoCAD, and BIM understanding and applied use (2010)
- Working at Heights Training, Power Elevated Work Platforms (14 years)

EDUCATION

Architecture – Construction Engineering Technology (CO-OP) | 2007-2010 | Conestoga College

4 – 614 Colby Drive, Waterloo, ON N2V 1A2 | (519) 575 - 2619 | kryzynski@n1c.ca

PROFESSIONAL SUMMARY

Proven self-starter who takes initiative and accountability for projects, focusing on achieving results, meeting financial objectives, delivering exceptional client service, and ensuring stakeholder satisfaction. He is highly adaptable, able to prioritize and adjust effectively to shifting tasks, obligations, and deadlines, while managing multiple projects with varying resources and complexities. His strong management skills include strategic thinking, communication, leadership, teamwork, training, relationship building, decision-making, negotiation, conflict resolution, organization, presentation, problem-solving, and creative thinking. He consistently seeks opportunities for improvement, both personally and in processes, to ensure project success through design, methodology, and delivery. He possesses a solid understanding of building design theory, constructability, architectural and engineering principles, and their relationship to building codes, standards, acts, and regulations.

RESPONDENTS EXPERIENCE

- Resourcing Project labour and management of subcontractors (12 years)
- Managing inspectors or other authorities having jurisdiction (10 years)
- Technical capabilities and specialized knowledge, education, training any professional designations, details of any licenses certificates, indicating code/ regulatory knowledge (10 years)
- Arranging for inspections, obtaining, on the Client's behalf closing permits and deficiencies, required approvals, licenses and permits from municipal and government authorities having jurisdiction over the Project (12 years)
- Ability to assume responsibility and demonstrate experience with directing people, budget control, schedule management and scope control where applicable (20+ years)

WORK HISTORY

Project Manager | N1 Construction Ltd. | June 2024 - Present

University of Waterloo (Waterloo, ON) – Room 2021, September– December 2024 \$195,000 *Number of Hours on project per week for the duration of the project: 4*

This project involved the interior renovation and conversion of an existing fitness studio into an e-sports gaming lounge within a busy institutional building. The scope included asbestos abatement, flooring removal, HVAC upgrades to accommodate new computer systems, and the installation of updated electrical and audio-visual equipment.

Infrastructure Ontario(Guelph, ON) – ExteriorExitDoorsReplacement, Jul 2024–Present \$1,028,000

Number of Hours on project per week for the duration of the project: 16 Comprehensive replacement of three concrete entrances, the central courtyard, 22 steel and 5 aluminum exterior doors. Upgraded concrete capstones and installed high-end glass railings to improve both structural integrity and aesthetics. Responsibilities include allocation of materials and resources to meet and scope requirements, while maintaining overall project costing and project progress remains on track.

Stratford Intermediate School(Stratford, ON) – Avon Maitland DSB, June 2024–Present \$1,282,000

Number of Hours on project per week for the duration of the project: 20

The project converted an existing gymnasium into an amphitheater, with adjacent rooms modified for support. It included replacing a noncompliant ramp with landings and a new enclosed lift, as well as constructing a universal bathroom. The renovation featured hardwood refinishing, acoustic treatments, and major audio-visual upgrades for student and community use. Responsibilities include allocating materials and resources to meet scope requirements while managing overall project costs and ensuring project progress remains on track.

Project Management – Trade Experience

Timmerman Timberworks, 2023 – 2024 | CCW Architectural Millwork, 2023 | Prowave Electric, 2022

- Sought out trade experience to further supplement general contracting knowledge and gain a
 wholistic understanding of a project lifecycle through the role of various parties to better develop own
 management approach and abilities.
- Reviewed, negotiated, prioritized and ensured procurement relative to project needs, timelines and site requirements to best align with production capacity, costs and efficiencies.
 Organized, motivated and developed both union and non-union work forces to ensure site progression, timeliness and quality.
- Organized, motivated and developed both union and non-union work forces to ensure site progression, timeliness and quality.
- Planned, directed and oversaw as many as fourteen (14) simultaneous projects at varying stages of development and construction cycle by prioritizing competing requirements, staggering closings, being proactive and organizationally detailed.

Project Management – General Contracting Experience Jackman Construction Ltd., 2019 –2021 | Gateman-Milloy Inc., 2017 - 2018

- Managed ICI and residential projects with values ranging from \$250,000 to \$5 million, overseeing all
 activities throughout the project life cycle including trade selection, purchase order negotiation,
 contract management, scheduling, submittals, conducting site meetings, change orders/directives,
 invoicing, identifying/resolving project bottlenecks and project turnover
- Acted as a secondary project manager or coordinator for multiple projects in excess of \$15 million under senior management.
- Monitored and controlled all project costs to ensure completion within target budgets while maintaining overall profit margins.
- Aided in developing and overseeing project estimates, adding value engineering and modifications to scope of work, as necessary, to maximize economies of scale while minimizing cost of construction.
- Managed and worked alongside site supervisors, sub-trades, suppliers, consultants, inspectors and city officials.
- Oversaw ongoing maintenance contracts to ensure prompt service and client satisfaction.

Estimating / Project Coordination – General Contracting Experience Prodigy Retail Construction Inc., 2013 – 2017

- Developed estimates for lump sum/fixed price, cost plus, unit price, time and material contracts ranging from open tenders to design-build projects.
- Planned, organized, directed, controlled and evaluated construction projects according to schedule, specifications and budget under the supervision of multiple Project Managers.
- Kept all logs, prepared status reports, as-built drawings and close-out documentation.
- Supported financial accounting of projects, reconciliations, invoicing and cost management.

PROFESSIONAL QUALIFICATIONS

- Excellent computer awareness and software comprehension
- Experienced working with AutoCAD, Revit, SketchUp, Procore, Innergy, Bluebeam, MS Office Suite (Project, Word, Excel) and Apple OS environments
- Supervisor Health and Safety Awareness in 5 Steps MOL (2024)
- Working at Heights Training (10 years)
- PPE & Respiratory Protection (2024)
- Fire Prevention and Control (2024)
- AODA Customer Service Certificate (2024)
- Identifying Hazards/Assessing Risks (2024)

EDUCATION

Architectural Technology | 2011 – 2014 | Sheridan College

4 – 614 Colby Drive, Waterloo, ON N2V 1A2 | (519) 998 - 7169 | zwall@n1c.ca

PROFESSIONAL SUMMARY

Red Seal Certified Carpenter (2014) and graduate from Conestoga College's Construction Engineering Technology – Architecture program (2018). Zack has 14 years' experience in the construction industry in both residential and commercial construction. He has a vast knowledge set from years of onsite supervision prior to his current role of Project Manager. His strengths include his ability to communicate and negotiate effectively with consultants, trades and clients, as well as his ability to stay organized with dynamic deadlines and project completions. Career highlights for Zack include his integral management of Waterloo Region's House of Friendship project, which due to unforeseen external complications. required the scope of work to be extended within the large building footprint, as well as his education successes of completing his ACET program at Conestoga College, while working as a licensed carpentry journeyman concurrently.

RESPONDENTS EXPERIENCE

- Resourcing Project labour and management of subcontractors (7 years)
- Managing inspectors or other authorities having jurisdiction (7 years)
- Technical capabilities and specialized knowledge, education, training any professional designations, details of any licenses, certificates, indicating code/ regulatory knowledge (7 years)
- Arranging for inspections, obtaining, on the Client's behalf closing permits/deficiencies, required • approvals, licenses, permits from municipal/ government authorities having jurisdiction over the Project (7 years)
- Ability to assume responsibility and demonstrate experience with directing people, budget control, schedule management and scope control where applicable (7 years)

WORK HISTORY

Project Manager / Site Superintendent* | N1 Construction Ltd. | November 2022 - Present

University of Waterloo (Waterloo, ON) - Room 2021, September - December 2024 \$195.000 This project involved the interior renovation and conversion of an existing fitness studio into an e-sports gaming lounge within a busy institutional building. The scope included asbestos abatement, flooring removal, HVAC upgrades to accommodate new computer systems, and the installation of updated electrical and audio-visual equipment. Site superintendent required to coordinate and schedule trades to complete the time-sensitive renovation, ensuring all work was finished within a strict turnover deadline.

Magnolia Health Centre (Kitchener, ON), September – December 2024

Number of Hours on project per week for the duration of the project: 10 hours Interior renovation to create four additional patient exam rooms along with new lounge/ kitchenette within operational family practice. Work included new plumbing, HVAC and upgrades to existing electrical wiring to medical grade wiring.

Listowel Carnegie Library (Listowel, ON), June – September 2024

Number of Hours on project per week for the duration of the project: 10 hours Structural restoration of operational public library's existing main floor areas that included removal of all existing finishes, and coordination of floor jacking schedule to raise existing main floor. After floor jacking period was complete, a fire rated membrane was installed to existing floor system and new steel beams.

Mornington Central Public School (Newton, ON), July – September 2024 \$93.000

Number of Hours on project per week for the duration of the project: 10 hours Universal washroom upgrade that included barrier free shower, classroom modification to create sensory room and upgrade existing exterior doors to include power door operators.

\$96,000

\$97,500

Town of St. Marys (St. Marys, ON) – 14 Church Street, January 2024 – Present

\$767,000

Number of Hours on project per week for the duration of the project: 15 hours Structural repair of heritage building; replacement of existing basement floor structure, addition of second floor to tie both ends of building together. Role to manage large scale demolition scope of work with various subcontractors ensuring heritage building's integrity is maintained. Schedule & risk management.

University of Waterloo (Waterloo, ON) – Longhouse Labs, August 2023 – January 2024 \$1,121,000 *Number of Hours on project per week for the duration of the project: 25 hours*

Extensive interior renovation for Fine Arts Department in East Campus Hall creating gallery space. Managed project from start to finish, involved in planning and execution of on-site work, worked with consultant to solve site issues anent interior finishes. Conducted biweekly meetings with stakeholders

Region of Waterloo (Kitchener, ON) – Governor's House, February – June 2023\$436,000Number of Hours on project per week for the duration of the project: 20 hours\$436,000

Space optimization project on courthouse heritage building. Liaison in constant communication with consultants and ROW representatives; directed weekly meetings. Project manager who coordinated complex access control requirements and bullet-proof doors and frames for staff safety, as well as constructing barrier free and accessibility improvements as per ADA regulations.

Interior Renovation (Kitchener, ON) – Rolling Meadows Drive, Jan. – June 2023 \$213,000 Number of Hours on project per week for the duration of the project: 15 hours

Unfinished basement renovation to finished space with high-end millwork throughout, exterior window trims and doors, second floor new flooring and light fixtures. Client and subcontractor's first point of contact, exclusively managed project schedule & budget.

Conservation Halton (Milton, ON) – HiltonFalls Conversation Area, Nov. 2022 – Jan. 2023 \$357,000 *Number of Hours on project per week for the duration of the project: 15 hours*

Interior renovation and addition to existing tourist center to meet ADA requirements. Responsibilities included identifying, addressing and managing constant work discrepancies between owner and consultant, and subsequently building officials over approved drawings versus subsequential changes. Assessing risk management to organization while fluidly adjusting the scope as conflicts were resolved.

Site Supervisor / Project Manager, Carpenter | Duane Erb Construction | Aug. 2020 – Nov. 2022

Supervised and managed residential renovations from kitchens and bathrooms to large scale additions and full home renovations

Site Superintendent & Project Manager | Nith Valley Construction | April 2014 – August 2020

House of Friendship (Cambridge, ON) – Men's Residential Treatment Facility, 2018-2020 \$2 Million Large scale renovation of one-story building to two story building – Project Manager/Site Supervisor

Breslau Commons (Breslau, ON) – Commercial Plaza, 2018	\$ 500,000
Unit fit out for a pharmacy and dental clinic – Project Manager/ Site Supervisor	
Smiletown Dentistry (Waterloo, ON) – Dental Clinic, 2017	\$750.000

Smiletown Dentistry (Waterloo, ON) – Dental Clinic, 2017 Full renovation to existing warehouse to children's only dental clinic – Site Supervisor

Carpenters Apprenticeship | Nith Valley Construction | May 2010 – March 2014

PROFESSIONAL QUALIFICATIONS

- Ontario College of Trades General Carpenter (2014)
- MOL Supervisor Health & Safety (2017)
- CSA Z317-13 Training (2019)
- Power Elevated Work Platform (11years)
- Risk Management (2023)
- Working at Heights Training (8 years)
- Asbestos Type 1 Training (2016)
- Construction Health & Safety Representative, IHSA (2013)
- Joint Health and Safety Committee Member, Construction ISHA (2013)

EDUCATION

Architecture – Construction Engineering Technology | 2015 – 2018 | Conestoga College

General Carpentry Apprenticeship | 2010 – 2014 | Conestoga College - Waterloo

4 – 614 Colby Drive, Waterloo, ON N2V 1A2 | (519) 410 - 8343 | badams.n1con@gmail.com

PROFESSIONAL SUMMARY

Dedicated and results-orientated Site Superintendent with a proven track record of successfully overseeing and managing all phases of construction projects. Benjamin possesses excellent communication and interpersonal skills, facilitating positive relationships with stakeholders at all levels. He is adept at managing projects timelines, resolving issues proactively, and adapting to evolving project requirements, while delivering projects on time and within budget. Benjamin has strong leadership skills from years of school leadership, athletics, and volunteer coaching of minor sports.

RESPONDENTS EXPERIENCE

- Resourcing Project labour and management of subcontractors (6 years)
- Managing inspectors or other authorities having jurisdiction (6 years)
- Technical capabilities and specialized knowledge, education, training any professional designations, details of any licenses certificates, indicating code/ regulatory knowledge (6 years)
- Arranging for inspections, obtaining, on the Client's behalf closing permits and deficiencies, required approvals, licenses and permits from municipal and government authorities having jurisdiction over the Project (6 years)
- Ability to assume responsibility and demonstrate experience with directing people, budget control, schedule management and scope control where applicable (6 years)

WORK HISTORY

Site Superintendent / Carpenter Apprentice | N1 Construction Ltd. | February 2023 - Present

Infrastructure Ontario – Exterior Exit Door Replacement January 2025 – Present

Comprehensive replacement of three concrete entrances, the central courtyard, 22 steel and five aluminum exterior doors. Upgraded concrete capstones and installed high-end glass railings to improve both structural integrity and aesthetics.

Magnolia Health Centre

September 2024 – January 2025

Interior renovation to create four additional patient exam rooms along with new physician lounge/ kitchenette within operational family practice. Work included new plumbing, HVAC and upgrades to existing electrical wiring to medical grade wiring.

Listowel Carnegie Library

June – September 2024

Structural restoration of operational public library's existing main floor areas that included removal of all existing finishes, and coordination of floor jacking schedule to raise existing main floor. After floor jacking period was complete, a fire rated membrane was installed to existing floor system and new steel beams.

Mornington Central Public School July – September 2024

Newton, ON Universal washroom upgrade that included barrier free shower, classroom modification to create sensory room and upgrade existing exterior doors to include power door operators.

Town of St. Marys – 14 Church Street

January 2024 - Present

Structural repair of heritage building; replacement of existing basement floor structure, addition of second floor to tie both ends of building together. Role to manage large scale demolition scope of work with various subcontractors ensuring heritage building's integrity is maintained.

\$1,028,000 Guelph, ON

\$96.000

\$94.500

Listowel, ON

Kitchener, ON

\$774,000

St. Marvs. ON

\$93,000

Schlegel Urban Developments- Colony House Dec. 2023 - May 2024

Full scale interior/exterior renovation of a four-unit retail building within Farmers' Market, showcasing an attractive facade with high-end finishes to elevate the aesthetic and functionality of the space. Site Superintendent to effectively allocate labour, equipment, materials, and subcontractors to maximize safety and profitability and to minimize costs and deficiencies.

Elma Township Public School – Avon Maitland DSB May – September 2023

Phase one of new cladding and windows on building envelope, complete classroom modifications and relocation of ADA regulated bathroom facilities. On-site coordination of subtrades, stakeholder management and regular inspection of construction site to identify and eliminate potential safety hazards.

Interior Basement Renovation – Rolling Meadows Drive January – June 2023

Unfinished basement renovation to finished space with high-end millwork throughout, exterior window trims and doors, second floor new flooring and light fixtures.

Site Supervisor / Construction Labourer | W4G Construction | August 2020 – October 2022

- 3400+ hours
- Framing and Drywall new builds, additions, decks, and stairs
- Concrete •
- Interior trim and doors •
- Flooring and tile •

Site Supervisor / Construction Labourer | Bev Anderson Construction Inc. | April 2019 – May 2020

- 1630+ hours •
- Concrete Forming
- Framing and finishing
- Roofing and Siding
- Insulation and Vapour Barrier •
- Drywall installing and finishing •

PROFESSIONAL QUALIFICATIONS

- General Carpenter Apprentice (Level Three) •
- Supervisor Health and Safety Awareness in • 5 Steps - MOL (2023)
- Working at Heights Training (7 years)
- First Aid & CPR/AED Level C (2023)
- AODA Customer Service Certificate (2023)
- Lockout/ Tagout (LOTO) (2023) •
- Conducting Workplace Inspections (2023)

Flooring •

• Windows and doors

railings

- Trim installation and door hanging ٠
- Exterior Decks and fences •

Roofing – shingles and steel

Cabinetry and finish carpentry

Exterior door and window installation

Siding, soffit, fascia, ease trough, aluminum

- Stair layout and construction •
- Minor masonry and cabinetry •
- Basics of Supervising IHSA (2023) •
- Power Elevated Work Platforms (4 years) •
- Respiratory Protection (2023)
- Fire Prevention and Control (2023) •
- Risk Assessment (2023)
- Identifying Hazards and Assessing Risks • (2023)

EDUCATION

General Carpentry Apprenticeship 403A (Level Two) | 2022 – Present | Conestoga College

Horticulture Technician | 2015 – 2017 | Fanshawe College

St. Jacobs, ON

North Perth. ON

\$181.000

\$393.000

\$213,000

Kitchener, ON

Standard Construction Document CCDC 11 – 2019 CONFIDENTIAL

APPENDIX A

Key construction projects completed in the past five years

Project Title: University of Waterloo - Longhouse Labs at East Campus Hall

Location: 232 Phillip St., Waterloo, ON

Date Project Substantially Completed: January 23, 2024

Date Project Completed: December 21, 2023

Project Value at Completion: \$ 1,210,071.87

Project Manager: Zack Wall

Project Superintendent: Mathew Miller

Owner: University of Waterloo Contact Person: Jeff Wettlaufer, Project Manager Phone: (519) 888 - 4567 x45645

E-mail: jwettlaufer@uwaterloo.ca

Consultant: Brook McIlroy Contact Person: Danny Roy, Architect/Planner Phone: (416) 504 - 5997 x235 E-r

E-mail: droy@brookmcilroy.com

Other Party, if applicable: Contact Person: Phone:

E-mail:

Contract Type: (e.g. Design-Bid-Build / Construction Management / Design-Build, Prime Contractor/Subcontractor) Design-Bid-Build

Description of Project and Scope of Services:

This Design-Bid-Build project was awarded for the value of \$993,000. Centered around a highly anticipated exhibit space and archival lab designed as a hub for indigenous art creation and display, this project involved three private makerspace studios, an open collaborative lab space, a spacious lunchroom with kitchenette, and expanded entrance corridor into large lobby. After flooring abatement, the scope involved grinding and polishing the concrete floor slab, space partitions and erecting two large wood feature wall areas: one in the exhibit space and a second in the main corridor. In conjunction, 10 large doors, frames and paneling were sourced to ensure cohesivity throughout the space. The doors aligned with the corridor side paneling, pivoting into the makers space, to create a large open space feel. Additionally, we were responsible for sourcing a large mechanical unit allowing for separate climate-controlled spaces within the exhibit and archival rooms to maintain humidity and temperature. We installed an extensive exhaust system to each room to facilitate proper ventilation for the smudging ceremonies. The expectation of fully climate-controlled exhibit spaces had many design shortcomings, large contributing to the project's total 38 change orders and 37 Site instructions. Our services included the coordination of state-of-the-art door hardware providing solutions to design dilemmas for all doors to meet their intended function. Our team lead, who spearheaded the RFP closing, continued to play a vital role in navigating the intricacies of the project. Recognize potential challenges and propose viable solutions. This proactive approach, and Project Manager, Zack, collaborated with potential solutions in RFIs, allowed for clarification in the project scope and for our team to provide solutions reducing unnecessary costs.

Remarks:

The RFP specified immediate construction upon award, aiming for substantial completion by early August 2023, aligning with the return of students in the neighbouring art studio. The rush to complete was removed post-award, delaying the project for months. During the interim, we issued our first RFI highlighting the 60-week lead time for the specified main air handler unit and informing the lcient that we were looking for an alternative; our team found an alternative with a 24-week lead time which was installed the beginning of December. An additional layer of complexity was introduced with the University's class schedule, which necessitated a phasing plan for completing the central lobby. This area, identified as the main access for students, required accelerated construction to meet occupancy deadlines. Flexibility and adaptability were crucial as the designer continued to refine details, particularly in the selection of doors and hardware well into August. Building in cost increases into change orders allowed for the installation of interim quick-ship temporary hollow metal doors and frames. These temporary measures were later seamlessly swapped out during planned student absences, minimizing disruptions to the learning environment. A particularly noteworthy aspect of the project was the installation of wood accent slats on adjacent walls within one corner of the exhibit space. Clear white pine slats, anchored to the walls, projected into the room and angled towards a central focal point to create an arch. This feature required thorough coordination and numerous conversations with the specialty woodworking subcorractor to ensure high-auglity, on-time installation. The same subcorractor action is installed inft-cut white oak paneling on another feature wall, matching the wood veneer doors and frames our team managed in the corridor. Despite sourcing white oak components from different suppliers, our team ensured a seamless match by employing innovative wood finishing measures. Ten eight-foot-tall wood door sla

Key construction projects completed in the past five years

Project Title: Stratford Intermediate School - Gym Redevelopment

Location: 60 St. Andrew St, Stratford, ON N5A 1A3

Date Project Substantially Completed: February 21, 2025

Date Project Completed: February 25, 2025

Project Value at Completion: \$ 1,261,690.00

Project Manager: Kris Ryzynski

Project Superintendent: Neil Duncan / Ben Fleischauer

Owner: Avon Maitland District School Board Contact Person: Hugh Cox, Senior Manager of Facilities Phone: 519.527.0111 x. 251 E-mail: hugh.cox@ed.amdsb.ca

Consultant: POW Architecture Inc.

Contact Person: Megan H. Schaff, Senior Project Manager Phone: 519.271.9230 x. 4 E-mail: megan.schaff@pow.ca

Other Party, if applicable: POW Peterman Consulting Engineers Contact Person: Gordon W. Debbert Phone: 519.857.4216 E-mail: gord.debbert@pow.ca

Contract Type: (e.g. Design-Bid-Build / Construction Management / Design-Build, Prime Contractor/Subcontractor) Prime Contractor

Description of Project and Scope of Services:

The project involved the redevelopment of a historic gym into a modern multipurpose venue that serves as a gymnasium, conference center, and entertainment space. The scope of services encompassed a comprehensive range of modifications aimed at revitalizing the facility while preserving its historical integrity. Key updates included the restoration of the gymnasium's existing wood floor, which was stripped, sanded, and refinished, along with the application of new game lines for badminton and pickleball courts. The project also involved extensive cosmetic enhancements, including the refinishing of exposed beams, railings, and walls, as well as enlarging window openings to accommodate new windows and doors, complemented by intricate precast concrete surrounds. Upgrades to the mechanical and electrical systems were implemented, including the installation of new audiovisual equipment, new transformer and roof top unit, ensuring the space is equipped for diverse events. Additionally, the roof top unit itself required significant structural improvement and new ductwork integration. New storage rooms, a servery, and a universal washroom were constructed, featuring updated electrical panels and plumbing fixtures. Finally, accessibility was improved with the installation of a vertical platform lift, necessitating the demolition of the existing ramp and the construction of new foundational elements.

Remarks:

Overall, this redevelopment project aimed to blend modern amenities with the gym's historic character, creating a versatile space that caters to a wide array of community needs.

APPENDIX A

Key construction projects completed in the past five years

Project Title: Conestoga College - Village of Riversi	de Glen
Location: 60 Woodlawn Rd. E., Guelph, ON N1H 8M	18
Date Project Substantially Completed: June 28,	2024
Date Project Completed: July 28, 2024	
Project Value at Completion: \$ 543,302.28	
Project Manager: Matthew Bester	
Project Superintendent: Mathew Miller	
Owner: Conestoga College Contact Person: Andrew Vanner Phone: (519) 957 - 9308	E-mail: avanner@conestogac.on.ca
Consultant: Cornerstone Architecture Contact Person: Phil Lebel Phone: 519 432 6644 ext:288	E-mail: plebel@cornerstonearchitecture.ca
Other Party , if applicable: MNE Engineering Inc.	

Contact Person: Paul Gubbels Phone: 519 894-9408 E-mail

E-mail: pgubbels@mneengineering.ca

Contract Type: (e.g. Design-Bid-Build / Construction Management / Design-Build, Prime Contractor/Subcontractor)

Construction Management

Description of Project and Scope of Services:

This project was an interior renovation of five existing classrooms within the basement of "The Village of Riverside Glen" in Guelph, Ontario. Completed as a CCDC 5B Construction management project, the main scope was the creation of a 1000 sq.ft. skills laboratory for the students of Conestoga College's "Personal Support Worker" program. The laboratory space was created to replicate an intensive care room in a clinical setting. Additional scope involved separating an existing classroom into a student lounge and the above mentioned laboratory, two additional classrooms were also renovated. These classrooms had plumbing reworked, new AV/IT systems installed and new finishes to the spaces. As part of the work on-site N1 Construction Ltd. provided investigative services into existing conditions and provided feedback to the landlord and consultants to assist in making economical choices in regards to plumbing layouts and to minimize disruption of students and facilities.

Remarks:

Being our sixth project with the "Schlegel Villages", we were contacted at the early stages to facilitate time sensitive mini project within the building while the main project was being designed. N1 Construction Ltd. assisted with design elements as well as small room demolition and painting while students were on break. Once the drawings were completed, we produced a budget to construct a two phased renovation in two separate areas. A long permit review and long lead door and door frames affected our anticipated start and our critical bath for completion but occupancy within the phased work was completed within the expected time frames. N1 Construction Ltd.'s well seasoned staff was able to minimize disruptions by effectively foreseeing and communicating issues which helped dictate the phasing plans and forecast the optimum start dates for all portions.

Key construction projects completed in the past five years

Project Title: Region of Waterloo - Governors House

Location: 73 Queen Street N., Kitchener, ON

Date Project Substantially Completed: January 9, 2024

Date Project Completed: December 29, 2023

Project Value at Completion: \$ 492,618.98

Project Manager: Zack Wall

Project Superintendent: Mathew Miller

Owner: Region of Waterloo Contact Person: Crystal Kraemer, Project Manager Phone: (519) 897 - 5984

E-mail: ckraemer@regionofwaterloo.ca

Consultant: WalterFedy Contact Person: Jason Chang; Principal Architect Phone: (519) 576 - 2150

E-mail: jchang@walterfedy.com

Other Party, if applicable: Contact Person: Phone:

E-mail:

Contract Type: (e.g. Design-Bid-Build / Construction Management / Design-Build, Prime Contractor/Subcontractor) Design-Bid-Build

Description of Project and Scope of Services:

An interior renovation of a historic courthouse building to improve office space layout enhancing information flow, upgrade accessibility & restroom fixtures, and bolster security with bulletproof glazing systems and an access control security system. The project began with the careful demolition of selected walls and ceilings, recommendations were made to maximize soundproofing efforts created with the new ceiling installation. Abatement remediation was conducted on asbestos- containing materials within the historic staircase before electrical, mechanical, and plumbing work commenced. N1 Construction Ltd. completed the specifications for divisions 7 and 9 with their own forces. To ensure cohesiveness throughout the space, a combination of re-purposed existing & newly sourced flooring was used.

A significant part of the project's scope involved enhancing integrated access control and upgrading workplace security to comply with the Region of Waterloo's Health and Safety department requirements. Our team installed card access systems throughout the building, deployed several exterior and interior cameras, and added duress and panic buttons to multiple workstations. All parts of the scope which required excess noise or disruption to the staff required careful planning, requiring our staff to preform tasks during the evenings and early mornings. This expectation was very prominent as long lead items arrive; resulting in evening work being completed for five months of the duration.

Remarks:

The project required fitting very heavy, hollow metal frames and doors into existing heritage arches, ensuring that every square inch offered bullet resistance while maintaining the aesthetic continuity of the heritage architecture. A major challenge faced during this project was the lead time for these custom bulletproof openings, which was 35 weeks, more than double the time needed for the rest of the renovation. To meet occupancy requirements and keep the administrative offices operational during this waiting period, the team constructed temporary wood frames and installed wood doors matching the dimensions of the final metal ones. This temporary solution also involved mounting the necessary security hardware onto the wood doors until the arrival of the permanent bulletproof package. When the bulletproof frames, doors and partitions in February 2024, N1 Construction Ltd. staff coordinated with the different subcontractors involved (ie. Security and door automatics) to executive the replacement of the temporary doors, frames and partitions with the permanent bulletproof doors, frames and partitions. This work was completed in the evenings and early mornings, outside of the office inhabitants regular business hours of 8am – 4:30pm.

Key construction projects completed in the past five years

Project Title: RSM Building Consultants - 44 Saltsman

Location: 44 Saltsman Drive, Unit 9, Cambridge, ON

Date Project Substantially Completed: June 22, 2022

Date Project Completed: July 20, 2022

Project Value at Completion: \$ 385,000.00

Project Manager: Neil Duncan

Project Superintendent: Matthew Bester

Owner: RSM Building Consultants Contact Person: Gerald Moore, Chief Executive Officer Phone: (519) 496 - 1434 E-mail: geral

E-mail: gerald@rsmbuildingconsultants.com

Consultant: Tacoma Engineers Contact Person: Rob Riel Phone: (519) 263 - 2000 x 218

E-mail: robr@tacomaengineers.com

Other Party, if applicable: Contact Person: Phone:

E-mail:

Contract Type: (e.g. Design-Bid-Build / Construction Management / Design-Build, Prime Contractor/Subcontractor)

Construction Management

Description of Project and Scope of Services:

This Construction Management project finalized at a value of \$385,000. Our client moved their existing business to new larger unfinished industrial unit which was completed to include an all-new office space on an enlarged mezzanine above a training center, and associated amenities for hosting a classroom setting directly below. The non-combustible mezzanine was extended by 13' adding 650 sq ft to the existing 800 sq ft of floor space taking it from roughly one third of the industrial unit's floor area to nearly half. The load bearing wall of the old mezzanine was replaced by a 45' beam with a column and footing. Two large restrooms, one in which conforming to universal and barrier free standards, with all new underground plumbing was added on the main floor with an ambulatory accessible bathroom added directly above. The stair location to the upper level was moved & cut into the existing portion of the mezzanine allowing the straight access from the front door to the high-end office space. A glass railing and glass office walls were installed for elegance and natural light. Kitchenettes were added on bh levels with full height thin brick veneer accents around the cabinets & accent points. Mechanical requirements allotted for new heat pump to temper the classroom, with condenser installed on the roof. A new ERV was installed to exhaust bathrooms & provide code compliant ventilation air into the occupied spaces.

Our executive lead's, Neil Duncan, role began in the preconstruction phase, overseeing sub trade site visits and handling contract inquiries. Working alongside the Sr. PM, the accelerated trade and construction schedules were proposed and distributed.

Remarks:

During the design process, collaboration with the owner and interior designer was essential to achieve their 'contemporary industrial' vision. Key contributions included suggesting brick veneer accents and faux steel arches and selecting a demountable glass wall and door system which balanced both aesthetic goals and budget considerations. Sourcing project-specific labor presented challenges throughout the project. The initial metals fabricator for the stair handrail was unable to complete the job due to time constraints, leading to a negotiated solution involving on-site measurements and installation assistance. Due to high demand, competitive quotes for the drywall and steel stud package were unattainable, which lead to N1 Construction Ltd.'s own forces managing and installing the package themselves. A mason was sourced for the complex brick veneer work, and connections from previous projects were used for the demountable wall system. As the project evolved, the site supervisor, Matthew Bester, acted as the point of contact between consultants, subtrades, and N1 Construction Ltd. staff. Ongoing communication with the structural engineer and city officials addressed complex drawings and design changes. Building positive relationships with inspectors and officials was emphasized to meet or surpass regional and OBC regulations. Matthew assumed full responsibility for the job, delegating tasks, solving problems, and enforcing Health and Safety policies. Adherence to the work plan schedule ensured timely and high-quality task completion. Subtrades were managed and schedule in advance to retain their services when needed. Managerial duties included documenting task completion, identifying deficiencies, and scheduling regular site meetings with owners and consultants to ensure quality standards. Analyzing and accommodating client needs and changes, relevant information was directed to the project manager to assist in change order processes.

Key construction projects completed in the past five years

Project Title: Elma Township Public School - Phase One

Location: 5972 Perth County Line 72, Atwood, ON NOG 1B0

Date Project Substantially Completed: October 13, 2023

Date Project Completed: September 1, 2023

Project Value at Completion: \$ 444,217.61

Project Manager: Matthew Bester

Project Superintendent: Benjamin Adams

Owner: Avon Maitland District School Board Contact Person: Hugh Cox, Senior Manager of Facilities Phone: (519) 527 - 0111 x251 E-mail: hugh.cox@ed.amdsb.ca

Consultant: POW Architecture Inc.

Contact Person: Megan H Schaff, Senior Project Manager Phone: (519) 271 - 9230 E-mail: megan.schaff@pow.ca

Other Party, if applicable: Contact Person: Phone:

E-mail:

Contract Type: (e.g. Design-Bid-Build / Construction Management / Design-Build, Prime Contractor/Subcontractor) Design-Bid-Build

Description of Project and Scope of Services:

This design-bid-build project (awarded value of \$416,000) was constrained to the nine-week student summer break. There were two main scopes that ran concurrently. On the exterior, which had the longest critical path, a 150' length of wall was stripped back to the block structure for a new building envelope. After brick removal, new installation included an all-new parapet made of steel Z-girts anchored off the side of the upper block wall starting at the head of window. Following new proper flashings and applied spray foam, 30+ windows were replaced. Then three new claddings were installed: brick at the base, corrugated steel siding between windows and fluted steel siding up the parapet Z-girts. Interiorly, new accessibility upgrades to the special needs classroom and bathrooms were completed, optimizing the space to allow one large fully accessible barrier-free universal bathroom and one small staff washroom. The existing flooring within the classroom, along with the caulking around the windows, required proper abatement. Our scope included the coordination of several hollow metal frames/doors and associated hardware including electronic remotely controlled/timed security devices and an automatic door operator and emergency call kit for the universal washroom.

Remarks:

During this project N1 Construction Ltd. completed a redesign of the existing parapet, this redesign ensured minimal exposure of the room and allowed us to re-seal the building envelope quickly. N1 Construction Ltd. also proposed the use of steel for the window framing, this made the installation of the windows easier and more effective for the window installers. N1 Construction Ltd. recommended the use of cement board within the universal washroom as area was to be in contact with moisture. We also encountered issues with long lead door item that we were able to rectify and still install the door on schedule. All of the work completed for the Elma Township Public school was done in a manor to ensure that our work would not be effected by the opening of school.

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APPENDIX B

Comparable projects completed (similar type, size and complexity)

Project Title: University of Waterloo - Longhouse Labs at East Campus Hall

Location: 232 Phillip St., Waterloo, ON

Date Project Substantially Completed: January 21, 2024

Date Project Completed: December 21, 2023

Project Value at Completion: \$ 1,210,071.87

Project Manager: Zack Wall

Project Superintendent: Mathew Miller

Owner: University of Waterloo Contact Person: Jeff Wettlaufer, Project Manager Phone: (519) 888 - 4567 x45645

E-mail: jwettlaufer@uwaterloo.ca

Consultant: Brook McIlroy Contact Person: Danny Roy, Architect/Planner Phone: (416) 504 - 5997 x235

E-mail: droy@brookmcilroy.com

Other Party, if applicable: Contact Person: Phone:

E-mail:

Contract Type: (e.g. Design-Bid-Build / Construction Management / Design-Build, Prime Contractor/Subcontractor) Design-Bid-Build

Description of Project and Scope of Services:

This Design-Bid-Build project was awarded for the value of \$993,000. Centered around a highly anticipated exhibit space and archival lab designed as a hub for indigenous art creation and display, this project involved three private makerspace studios, an open collaborative lab space, a spacious lunchroom with kitchenette, and expanded entrance corridor into large lobby. After flooring abatement, the scope involved grinding and polishing the concrete floor slab, space partitions and erecting two large wood feature wall areas: one in the exhibit space and a second in the main corridor. In conjunction, 10 large doors, frames and paneling were sourced to ensure cohesivity throughout the space. The doors aligned with the corridor side paneling, pivoting into the makers space, to create a large open space feel. Additionally, we were responsible for sourcing a large mechanical unit allowing for separate climate-controlled spaces within the exhibit and archival rooms to maintain humidity and temperature. We installed an extensive exhaust system to each room to facilitate proper ventilation for the smudging ceremonies. The expectation of fully climate-controlled exhibit spaces had many design shortcomings, large contributing to the project's total 38 change orders and 37 Site instructions. Our services included the coordination of state-of-the-art door hardware providing solutions to design dilemmas for all doors to meet their intended function. Our team lead, who spearheaded the RFP closing, continued to play a vital role in navigating the intricacies of the project. Recognizing the insufficient information in the original documents post-award, Neil and Project Manager, Zack, collaborated with subtrades through on-site meetings to recognize potential challenges and propose viable solutions. This proactive approach, including the formulation of questions with potential solutions in RFIs, allowed for clarification in the project scope and for our team to provide solutions reducing unnecessary costs.

Remarks:

The RFP specified immediate construction upon award, aiming for substantial completion by early August 2023, aligning with the return of students in the neighbouring art studio. The rush to complete was removed post-award, delaying the project for months. During the interim, we issued our first RFI highlighting the 60-week lead time for the specified main air handler unit and informing the lcilent that we were looking for an alternative; our team found an alternative with a 24-week lead time which was installed the beginning of December. An additional layer of complexity was introduced with the University's class schedule, which necessitated a phasing plan for completing the central lobby. This area, identified as the main access for students, required accelerated construction to meet occupancy deadlines. Flexibility and adaptability were crucial as the designer continued to refine details, particularly in the selection of doors and hardware well into August. Building in cost increases into change orders allowed for the installation of interim quick-ship temporary hollow metal doors and frames. These temporary measures were later seamlessly swapped out during planned student absences, minimizing disruptions to the learning environment. A particularly noteworthy aspect of the project was the installation of wood accent slats on adjacent walls within one corner of the exhibit space. Clear white pine slats, anchored to the walls, projected into the room and angled towards a central focal point to create an arch. This feature required thorough coordination and numerous conversations with the specially woodworking subcontractor to ack paneling on another feature wall, matching the wood veneer doors and frames our team managed in the corridor. Despite sourcing white oak components from different suppliers, our team ensured a seamless match by employing innovative wood finishing measures. Ten eight-foot-tall wood doors slots received top and bottom pivot hinges, aligning with the corridor paneling while swinging into

APPENDIX B

Comparable projects completed (similar type, size and complexity)

Project Title: Conestoga College - Village of Riversi	de Glen
Location: 60 Woodlawn Rd. E., Guelph, ON N1H 8N	18
Date Project Substantially Completed: June 28,	2024
Date Project Completed: July 28, 2024	
Project Value at Completion: \$ 543,302.28	
Project Manager: Matthew Bester	
Project Superintendent: Mathew Miller	
Owner: Schlegel Villages Inc. Contact Person: Andrew Vanner Phone: (519) 957 - 9308	E-mail: avanner@conestogac.on.ca
Consultant: Cornerstone Architecture Contact Person: Phil Lebel Phone: 519 432 6644 ext:288	E-mail: plebel@cornerstonearchitecture.ca
Other Party , if applicable: MNE Engineering Inc. Contact Person: Paul Gubbels	

Phone: 519 894-9408 E-mail: pgubbels@mneengineering.ca

Contract Type: (e.g. Design-Bid-Build / Construction Management / Design-Build, Prime Contractor/Subcontractor) Construction Management

Description of Project and Scope of Services:

This project was an interior renovation of five existing classrooms within the basement of "The Village of Riverside Glen" in Guelph, Ontario. Completed as a CCDC 5B Construction management project, the main scope was the creation of a 1000 sq.ft. skills laboratory for the students of Conestoga College's "Personal Support Worker" program. The laboratory space was created to replicate an intensive care room in a clinical setting. Additional scope involved separating an existing classroom into a student lounge and the above mentioned laboratory, two additional classrooms were also renovated. These classrooms had plumbing reworked, new AV/IT systems installed and new finishes to the spaces. As part of the work on-site N1 Construction Ltd. provided investigative services into existing conditions and provided feedback to the landlord and consultants to assist in making economical choices in regards to plumbing layouts and to minimize disruption of students and facilities.

Remarks:

Being our sixth project with the "Schlegel Villages", we were contacted at the early stages to facilitate time sensitive mini project within the building while the main project was being designed. N1 Construction assisted with design elements as well as small room demolition and painting while students were on break. Once the drawings were completed, we produced a budget to construct a two phased renovation in two separate areas.

A long permit review and long lead door and door frames affected our anticipated start and our critical path for completion but occupancy within the phased work was completed within the expected timeframes. N1 Construction Ltd.'s well seasoned staff was able to minimize disruptions by effectively foreseeing and communicating issues which helped dictate the phasing plans and forecast the optimum start dates for all portions.

APPENDIX B

Comparable projects completed (similar type, size and complexity)

Project Title: University of Waterloo - PAC E-Sports Room 2021

Location: 200 University Ave W., Waterloo, ON N2L 3G1

Date Project Substantially Completed: November 30, 2024

Date Project Completed: December 14, 2024

Project Value at Completion: \$ 220,670.88

Project Manager: Kris Ryzynski

Project Superintendent: Zack Wall

Owner:University of WaterlooContact Person:Jeff Wettlaufter, Project Manager - Design and Construction ServicesPhone:(519) 888 - 4567x 45645E-mail:jwettlaufer@uwaterloo.ca

Consultant:

Contact Person: Phone:

E-mail:

Other Party, if applicable: University of WaterlooContact Person: Daniel MacGibbon, Construction Coordinator - Design and Construction ServicesPhone: (519) 888 - 4567 x48708E-mail: dmacgibbon@uwaterloo.ca

Contract Type: (e.g. Design-Bid-Build / Construction Management / Design-Build, Prime Contractor/Subcontractor)

Prime Contractor

Description of Project and Scope of Services:

This renovation project transformed an existing classroom into a cutting-edge E-Sports Gaming Room. The space featured high-performance gaming computers, custom furniture and large viewing monitors for both players and spectators. Key upgrades included a new climate control system complete with new roof top unit, high-speed Ethernet connection and a secure card entry system for controlled access. Modern architectural elements completed the dynamic and immersive environment for gaming.

Remarks:

This project created a top-tier E-Sports venue, designed for optimal performance, comfort and excitement for the University of Waterloo student body.

APPENDIX B

Comparable projects completed (similar type, size and complexity)

Project Title: Stratford Intermediate School - Gym Redevelopment

Location: 60 St. Andrew St, Stratford, ON N5A 1A3

Date Project Substantially Completed: February 21, 2025

Date Project Completed: February 25, 2025

Project Value at Completion: \$ 1,261,690.00

Project Manager: Kris Ryzynski

Project Superintendent: Neil Duncan / Ben Fleischauer

Owner: Avon Maitland District School Board Contact Person: Hugh Cox, Senior Manager of Facilities Phone: 519.527.0111 x. 251 E-mail: hugh.cox@ed.amdsb.ca

Consultant: POW Architecture Inc.

Contact Person: Megan H. Schaff, Senior Project Manager Phone: 519.271.9230 x. 4 E-mail: megan.schaff@pow.ca

Other Party, if applicable: POW Peterman Consulting Engineers Contact Person: Gordon W. Debbert Phone: 519.857.4216 E-mail: gord.debbert@pow.ca

Contract Type: (e.g. Design-Bid-Build / Construction Management / Design-Build, Prime Contractor/Subcontractor) Prime Contractor

Description of Project and Scope of Services:

The project involved the redevelopment of a historic gym into a modern multipurpose venue that serves as a gymnasium, conference center, and entertainment space. The scope of services encompassed a comprehensive range of modifications aimed at revitalizing the facility while preserving its historical integrity. Key updates included the restoration of the gymnasium's existing wood floor, which was stripped, sanded, and refinished, along with the application of new game lines for badminton and pickleball courts. The project also involved extensive cosmetic enhancements, including the refinishing of exposed beams, railings, and walls, as well as enlarging window openings to accommodate new windows and doors, complemented by intricate precast concrete surrounds. Upgrades to the mechanical and electrical systems were implemented, including the installation of new audiovisual equipment, new transformer and roof top unit, ensuring the space is equipped for diverse events. Additionally, the roof top unit itself required significant structural improvement and new ductwork integration. New storage rooms, a servery, and a universal washroom were constructed, featuring updated electrical panels and plumbing fixtures. Finally, accessibility was improved with the installation of a vertical platform lift, necessitating the demolition of the existing ramp and the construction of new foundational elements.

Remarks:

Overall, this redevelopment project aimed to blend modern amenities with the gym's historic character, creating a versatile space that caters to a wide array of community needs.

APPENDIX B

Comparable projects completed (similar type, size and complexity)

Project Title: Elma Township Public School - Phase One

Location: 5972 Perth County Line 72, Atwood, ON NOG 1B0

Date Project Substantially Completed: October 13, 2023

Date Project Completed: September 1, 2023

Project Value at Completion: \$ 444,217.16

Project Manager: Matthew Bester

Project Superintendent: Benjamin Adams / Ben Fleischauer

Owner: Avon Maitland District School Board Contact Person: Hugh Cox, Senior Manager of Facilities Phone: (519) 527 - 0111 x251 E-mail: hugh.cox@ed.amdsb.ca

Consultant: POW Architecture Inc.

Contact Person: Megan H Schaff, Senior Project Manager Phone: (519) 271 - 9230 E-mail: megan.schaff@pow.ca

Other Party, if applicable: Contact Person: Phone:

E-mail:

Contract Type: (e.g. Design-Bid-Build / Construction Management / Design-Build, Prime Contractor/Subcontractor) Design-Bid-Build

Description of Project and Scope of Services:

This design-bid-build project (awarded value of \$416,000) was constrained to the nine-week student summer break. There were two main scopes that ran concurrently. On the exterior, which had the longest critical path, a 150' length of wall was stripped back to the block structure for a new building envelope. After brick removal, new installation included an all-new parapet made of steel Z-girts anchored off the side of the upper block wall starting at the head of window. Following new proper flashings and applied spray foam, 30+ windows were replaced. Then three new claddings were installed: brick at the base, corrugated steel siding between windows and fluted steel siding up the parapet Z-girts. Interiorly, new accessibility upgrades to the special needs classroom and bathrooms were completed, optimizing the space to allow one large fully accessible barrier-free universal bathroom and one small staff washroom. The existing flooring within the classroom, along with the caulking around the windows, required proper abatement. Our scope included the coordination of several hollow metal frames/doors and associated hardware including electronic remotely controlled/timed security devices and an automatic door operator and emergency call kit for the universal washroom.

Remarks:

During this project N1 Construction Ltd. completed a redesign of the existing parapet, this redesign ensured minimal exposure of the room and allowed us to re-seal the building envelope quickly. N1 Construction Ltd. also proposed the use of steel for the window framing, this made the installation of the windows easier and more effective for the window installers. N1 Construction Ltd. recommended the use of cement board within the universal washroom as area was to be in contact with moisture. We also encountered issues with long lead door item that we were able to rectify and still install the door on schedule. All of the work completed for the Elma Township Public school was done in a manor to ensure that our work would not be effected by the opening of school.

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APPENDIX B

Comparable projects completed (similar type, size and complexity)

Project Title: Listowel District Secondary School Classroom 1.95 Floor Remediation & Gym I .53 Door Replacements

Location: 155 Maitland Ave S, Listowel, ON N4W 2M4

Date Project Substantially Completed: August 20, 2024

Date Project Completed: October 12, 2024

Project Value at Completion: \$ 126,398.30

Project Manager: Matthew Bester

Project Superintendent: Zack Wall

Owner: Avon Maitland District School Board Contact Person: Laurel Mitchell Phone: (519) 527-2266 ext 205

E-mail: laurel.mitchell@ed.amdsb.ca

Consultant: POW Architecture Inc. Contact Person: Michelle Lester

E-mail: michelle.lester@pow.ca

Other Party, if applicable: Contact Person: Phone:

Phone: 519-271-9230 x 2

Contract Type: (e.g. Design-Bid-Build / Construction Management / Design-Build, Prime Contractor/Subcontractor)

E-mail:

Prime Contractor

Description of Project and Scope of Services:

The purpose of this project was to replace the sunken interior slab and address the underlying causes of the settlement. The work began with site preparation, including securing the area and installing hoarding to create a safe workspace while protecting the remaining portion of the classroom. Existing lab benches and millwork were removed to facilitate slab demolition. An abatement process followed to remove asbestos-containing materials (ACMs), such as floor tiles and mastic glue. Once abatement was complete, N1 Construction Ltd. proceeded with the slab removal, cutting it into sections for efficient disposal in waste bins. After the slab was fully removed, geotechnical engineers assessed the soil conditions. During this phase, new mechanical and plumbing infrastructure was installed to replace the systems embedded in the original slab, ensuring compatibility with the lab benches. Based on geotechnical engineer's recommendations, new granular material was brought in, compacted, and prepared as the sub-base. Rebar was drilled and epoxied into the remaining concrete to support the new slab. Once the slab was installed, new flooring and baseboards matching the existing finishes were applied. The previously removed millwork and lab benches were then reinstalled. In addition to the slab replacement, the project also included the replacement of three sets of fire rated double doors in the gym area.

Remarks:

Every school project presents unique complexities, and this undertaking was no different. The most significant challenge was navigating a tight timeline, as all work needed to be completed within the limited window of the students' summer break. With abatement scheduled during the first week and custodial staff requiring the final week to prepare for the upcoming school year, we had just six weeks to complete the entire project. A key component of the work was installing a new concrete slab, which needed to be poured early enough to allow for proper curing before the application of finishes. Despite the tight schedule, favorable soil conditions proved to be a fortunate advantage. These conditions allowed us to address necessary corrections far more efficiently than anticipated, helping us stay on track and deliver the project on time.

APPENDIX B

Comparable projects completed (similar type, size and complexity)

Project Title: Mornington Central Public School Accessible Washroom and Exterior Door Upgrades

Location: 7241 Perth road 131 Perth East RR#1, Newton, ON, NOK 1R0

Date Project Substantially Completed: September 30, 2024

Date Project Completed: December 6, 2024

Project Value at Completion: \$ 103,203.33

Project Manager: Zack Wall

Project Superintendent: Benjamin Adams

Owner: Avon Maitland District School Board Contact Person: Laurel Mitchell Phone: (519) 527-2266 Ext. 205

E-mail: laurel.mitchell@ed.amdsb.ca

Consultant: POW Architecture Inc. Contact Person: Michelle Lester Phone: 519-271-9230 Ext. 2

E-mail: michelle.lester@pow.ca

Other Party, if applicable: Contact Person: Phone:

E-mail:

Contract Type: (e.g. Design-Bid-Build / Construction Management / Design-Build, Prime Contractor/Subcontractor)

CCDC 2 - Stipulated Price

Description of Project and Scope of Services:

This project involved upgrading an existing universal washroom by adding a barrier-free shower. The washroom already met size requirements, so we focused on installing the necessary plumbing to accommodate the new shower with a barrier-free entrance. The shower was equipped with all required grab bars and accessories for accessibility. Both the floor and walls of the shower were tiled, and we installed a new drywall ceiling to enhance the space.

Additionally, we replaced an existing set of double doors with a new configuration, featuring a 40-inch door and a 34-inch door, both with lites. To further improve accessibility, a power door operator (PDO) was installed on the 40-inch door, providing barrier-free access to the portable classrooms at the rear of the building.

The scope of work also included converting an existing storage room into a sensory room, enhancing the facility's functionality and inclusivity.

Remarks:

This project was successfully completed over the summer break. One key challenge was managing lead times for the new exterior doors, which required careful planning to integrate into the construction schedule. Despite this, we ensured that the bathroom renovations were completed on time, meeting the critical deadline before the start of the new school year.

APPENDIX C

Key construction projects underway as of the date of submission of Contractor's Qualification Statement

Project Title: Town of St. Marys - 14 Church St.

Location: 14 Church St N., St. Marys Ontario N4X 1C5

Scheduled Completion Date: March 31, 2025

Percent Completed: 80 %

Project Value at Award: \$ 833,918.63

Project Manager: Zack Wall

Project Superintendent: Zack Wall/ Benjamin Adams

Owner: Town of St. Marys Contact Person: Ray Cousineau, Facilities Manager Phone: (519) 284 - 2340 E-n

E-mail: rcousineau@town.stmarys.on.ca

Consultant:B.M. Ross and Associates LimitedContact Person:Nic Gowing, P. EngPhone:(519) 525 - 2723E-mail:

E-mail: ngowing@bmross.net

Other Party, if applicable: Contact Person: Phone:

E-mail:

Contract Type: (e.g. Design-Bid-Build/Construction Management/Design-Build, Prime Contractor/Subcontractor)

Design-Bid-Build

Description of Project and Scope of Services:

This project involved extensive interior and exterior structural restoration. It began with the complete removal of all existing interior finishes and items from an abandoned building still filled with contents. The scope included replacing a 45' long by 40' tall masonry wall with new Shouldice architectural block. Additionally, the compromised main floor was replaced with new structural steel beams, columns, and wood floor trusses after demolition revealed its instability. We also added a new second floor, incorporating additional structural steel and new exterior load-bearing walls with 16" deep wood floor trusses. In the basement, we installed 12 new 10" thick pad footings and a 20" wide strip footing along the interior perimeter, along with additional foundation drainage to prevent water intrusion.

This project focused solely on structural restoration due to concerns about the building's integrity in several areas. The additional work, including the main floor replacement, new strip footings in the basement, and foundation drainage, amounted to \$50,000 and was added after the project commenced. On this project we were the general contractor, overseeing and managing the entire project from start to finish. We hired and coordinated subcontractors for specific tasks, including the construction of the new masonry wall, installation of structural steel columns and beams, and some minor electrical and mechanical demolition. We ensured site workers health and safety. We created and managed the project schedule for completing the restoration. We self-performed all demolition, concrete, and framing work required for the project. Once we completed the initial demolition, which involved removing all existing finishes, we assessed the building's structural condition. Collaborating with the project engineer, B.M. Ross, we developed solutions for the deteriorated structure. This led to an expanded scope, including the removal of the existing main floor structure and all existing load-bearing masonry walls in the basement, creating a more open basement layout and improving the overall building integrity.

Remarks:

This restoration project involved a complex renovation with an in-depth demolition phase. We had to engage our own engineer to design temporary shoring for the main floor and the masonry wall being removed. This project included intricate construction details, particularly the various types of floor trusses that had to be designed to maximize available floor space. We collaborated closely with our truss manufacturer to ensure each floor was built true, plumb, and square.

This project was a collaborative effort involving the town's retained engineer, the town's facilities management team, and our team. As the scope changed halfway through the project, we needed to be flexible with the schedule and coordinate it with our other ongoing projects. We consider this project highly relevant to high/very high complexity projects due to the replacement of significant structural components. Once completed, the entire structure of the existing building will be reinforced with the new substructure we are creating on the interior.

APPENDIX C

Key construction projects underway as of the date of submission of Contractor's Qualification Statement

Project Title: Infrastructure Ontario - Exterior Exit Doors Replacement

Location: 1 Stone Road West, Guelph, ON N1G 4Y2

Scheduled Completion Date: April 30, 2025

Percent Completed: 45 %

Project Value at Award: \$ 1,156,881.29

Project Manager: Kris Ryzynski

Project Superintendent: Matthew Bester/Benjamin Adams

 Owner: Colliers Project Leaders

 Contact Person: Jack Newman, Senior Project Manager

 Phone: 519.497.0983

 E-mail: jack.newman@colliersprojectleaders.com

Consultant:Mark Nawrocki Architect Inc.Contact Person:Mark Nawrocki, Principal ArchitectPhone:416.861.9393 x. 201E-mail:mark@nawrockiarchitect.com

Other Party, if applicable: BGIS

Contact Person: Simeon Dyck Phone: 226.203.2493

E-mail: simeon.dyck@bgis.com

Contract Type: (e.g. Design-Bid-Build/Construction Management/Design-Build, Prime Contractor/Subcontractor)

Prime Contractor

Description of Project and Scope of Services:

This project involves significant upgrades to the Ontario Government facilities at 1 Stone Road and 2 Ring Road in Guelph and is structured into four distinct phases:

Phase 1: Exterior/Exit Doors Renewal at 1 Stone Road entails replacing twenty-two (22) exterior exit doors. New doors will be integrated with the existing audible alarm system, most current security devices will be reused with some being replaced. Proper signage will be also be installed for door identification and warning. Phase 2: Cap Stone Repairs at 2 Ring Road focuses on the Child Care Centre, where damaged cap stones, railings, and guards on the retaining wall will be replaced to ensure structural integrity and safety.

Phase 2: Cap Stone Repairs at 2 Ring Road focuses on the Child Care Centre, where damaged cap stones, railings, and guards on the retaining wall will be replaced to ensure structural integrity and safety. Phase 3: Pedestrian Pavement Concrete Replacement at 1 Stone Road involves removing existing deteriorated interlocking pavers and installing new concrete pathways for the Courtyard, North Entrance and East Entrance. This includes addressing drainage issues to prevent ponding, as well as providing tactile indicators per AODA guidelines. The project also requires the safe removal and re-installation of approximately 12 picnic benches, 2 garbage bins, and 3 seating benches. An electric ice melt system will also be incorporated at each entrance.

Phase 4: Main Entrance Repair at 1 Stone Road will replace the entire pedestrian walkway due to its poor condition. This phase includes partial curb replacement and the installation of tactile indicators. It also includes the removal and re-installation of three steel plate covers over manholes to ensure proper ground leveling. Similar to the other entrances, an electric ice melt system will also be installed. Each phase contains a landscape component and two entrances, east and main, also contain a structural repair component for the existing canopy. Each phase, through its structured approach, aims to deliver high-quality upgrades that enhance the functionality and accessibility of the government facility while also complying with current AODA requirements as well as adhering to the IO Guidelines for on weekends. Only one entrance (north or east) can be temporarily closed for a short duration, while the main entrance and all exterior exists must remain fully operational during working hours.

Remarks:

Each phase, through its structured approach, aims to deliver high-quality upgrades that enhance the functionality and accessibility of the government facility while also complying with current AODA requirements as well as adhering to the IO Guidelines for Barrier-Free Design of Ontario Government Facilities.

APPENDIX C

Key construction projects underway as of the date of submission of Contractor's Qualification Statement

Project Title: Conestoga College - Doon Residence - Elevator Modernization

Location: 99 Conestoga College Blvd., Kitchener, ON N2P 2N5

Scheduled Completion Date: May 2025

Percent Completed: 0 %

Project Value at Award: \$ 70,728.37

Project Manager: Kris Ryzynski

Project Superintendent: Robert Borsi

 Owner: Conestoga College

 Contact Person: Andrew Vanner - Project Manager - Facilities Management

 Phone: 519.957.9308
 E-mail: avanner@conestogac.on.ca

Consultant: N/A Contact Person: Phone:

E-mail:

Other Party, if applicable: N/A Contact Person: Phone:

Contract Type: (e.g. Design-Bid-Build/Construction Management/Design-Build, Prime Contractor/Subcontractor)

E-mail:

Construction Management

Description of Project and Scope of Services:

This project aims to modernize the elevator service in a college residence building with a focus on updating the surrounding infrastructure without altering the elevator itself. Key components of the work include the construction of a new elevator machine room, installation of a new air conditioning unit, and the addition of necessary condensation work. Electrical servicing, including fire alarm, will also be updated.

The modernization will enhance the overall performance and safety of the elevator system, providing improved comfort and reliability for residents while maintaining the integrity of the existing elevator. **Remarks:**

Due to the absence of a formal tender process, the project required an in-depth site review and scope clarification throughout the quoting process. These steps were crucial to ensure an accurate and comprehensive understanding of the project requirements and to mitigate any potential challenges during execution or cost overruns.

Neil Duncan, President/ CEO (Senior Management)

- Accident Investigation, Canadian Centre for Occupational Health and Safety (May 22, 2023)
- Asbestos Type 1 Training, ACUTE Environmental & Safety Services (May 10, 2016)
- o AODA, OSG (March 8, 2023)
- EWP Fall Protection (Boom + Scissor), Battlefield (May 27, 09)
- Harassment, Discrimination and Workplace Violence Prevention Training, CFIB (May 23, 2023)
- o Ladder Safety, CFIB (May 22, 2023)
- MOL Health & Safety Awareness in 5 Steps, Ministry of Labour (April 30, 2014)
- Respectful Workplace: Preventing Harassment and Violence, Danatec by We Know Training (November 11, 2023)
- Slips, Trips and Falls, CFIB (May 22, 2023)
- WHMIS 2015, Worksite Safety (October 25, 2021)
- Working at Heights Training, Worksite Safety (July 5, 2024)

Zack Wall, Project Manager

(Senior Management)

- o AODA, OSG (December 9, 2022)
- Asbestos Type 1 Training, ACUTE Environmental & Safety Services (May 10, 2016)
- Construction Health & Safety Representative, Infrastructure Health & Safety Association (October 1, 2013)
- CCDC 2 Training, GVCA (February 22, 2024)
- EWP (Boom + Scissor) Operator Safety, Buildsafe (September 14, 2023)
- First Aid & CPR/AED Level C, Canadian Red Cross (February 21, 2024)
- o MOL Health & Safety Awareness in 5 Steps, Ministry of Labour (May 16, 2017)
- Personal Protective Equipment (PPE), Vubiz (September 13, 2023)
- Power Actuated Tools Qualified Operator, HILTI (April 10, 2012)
- Propane Handling and Exchange, Safe Training Online (January 16, 2025)
- Risk Management, RelyOn Nutec (November 21, 2023)
- WHMIS 2015, Worksite Safety (March 2, 2023)
- Working at Heights Training, Buildsafe (May 7, 2024)
- Workplace Bullying Prevention and Response, Danatec by We Know Training (November 21, 2023)

Kris Ryzynski, Project Manager

- AODA, OSG (June 24, 2024)
- Fire Protection & Control (June 25, 2024)
- o Identifying Hazards and Assessing Risk, Vubiz (June 26, 2024)
- MOL Health & Safety Awareness in 5 Steps, Ministry of Labour (June 24, 2024)
- Personal Protective Equipment (PPE), Vubiz, Ltd (June 25, 2024)
- Respiratory Protection, National Safety Council (June 27, 2024)
- WHMIS 2015, Worksite Safety (June 25, 2024)
- Working at Heights Training, Worksite Safety (June 27, 2024)

Barbara McDonald, Finance Manager

- AODA Working Together: The Ontario Human Rights Code, The Ontario Human Rights Commission (February 9, 2022)
- o WHMIS 2015, Worksite Safety (October 29, 2021)

Dylan Thomas, Estimator / Project Coordinator

- AODA Working Together: The Ontario Human Rights Code, The Ontario Human Rights Commission (February 8, 2022)
- EWP (Boom + Scissor) Operator Safety, Buildsafe (September 23, 2022)
- Fire Prevention & Control, United Academy (June 1, 2023)
- Harassment, Discrimination and Workplace Violence Prevention Training, CFIB (May 23, 2023)
- Health & Safety Awareness in 4 Steps (Worker), Ministry of Labour (May, 2021)
- Health & Safety Awareness in 5 Steps (Supervisor), Ministry of Labour (September 27, 2024)
- o Ladder Safety, CFIB (May 23, 2023)
- Personal Protective Equipment (PPE), Vubiz (June 1, 2023)
- o Respiratory Protection, National Safety Council (June 1, 2023)
- WHMIS 2015, Worksite Safety (October 25, 2021)
- Working at Heights Training, Worksite Safety (May 7, 2024)

Harley Potter, Project Coordinator

- AODA, OSG (February 10, 2025)
- Fire Protection & Control (February 10, 2025)
- o Identifying Hazards and Assessing Risk, Vubiz (February 10, 2025)
- Harassment, Discrimination, and Workplace Violence Preventing [Canada] Training, Vubiz, Ltd (February 10, 2025)
- MOL Health & Safety Awareness in 4 Steps, Ministry of Labour (February 10, 2025)
- Musculoskeletal Disorders in the Workplace, Vubiz, Ltd (February 10, 2025)
- Personal Protective Equipment (PPE), Vubiz, Ltd (February 10, 2025)
- Respiratory Protection, National Safety Council (February 10, 2025)
- WHMIS 2015, Worksite Safety (February 10, 2025)
- Working at Heights Training, Worksite Safety (September 6, 2022)
- Workplace Inspections and Incident Investigation (February 10, 2025)

Ben Adams, Site Superintendent / Level 2 Carpentry Apprentice

- o AODA, OSG (February 6, 2023)
- Basics of Supervision, IHSA (June 22, 2023)
- EWP (Boom + Scissor) Operator Safety, Buildsafe (September 14, 2023)
- Fire Prevention & Control, United Academy (November 16, 2023)
- First Aid and CPR, First Aid 4U (June 27, 2023)
- o Identifying Hazards and Assessing Ricks, Vubiz (November 16, 2023)
- Lockout/Tagout (LOTO), National Safety Council (November16,2023)
- Health & Safety Awareness in 5 Steps (Supervisor), Ministry of Labour (February 6, 2023)
- Personal Protective Equipment (PPE), Vubiz (November 16, 2023)
- Propane Handling and Exchange, Safe Training Online (January 23, 2025)
- Respiratory Protection, National Safety Council (September 13, 2023)
- o Risk Management, RelyOn Nutec (November 16, 2023)
- WHMIS 2015, Worksite Safety (February 2, 2023)
- Working at Heights Training, Buildsafe (March 6, 2023)
- Workplace Inspections and Incident Investigations, Danatec (November 16, 2023)

Ben Fleischauer, Site Superintendent / Site Coordinator

- o AODA, OSG (May 1, 2023)
- Fire Protection & Control (June 9, 2023)
- First Aid (Standard) CPR A AED, Canadian Red Cross (May 23, 2024)
- Health & Safety Awareness in 5 Steps, Ministry of Labour (May 1, 2023)
- Personal Protective Equipment (PPE), Vubiz, Ltd (May 31, 2023)
- Respiratory Protection, National Safety Council (May 1, 2023)
- WHMIS 2015, Worksite Safety (May 1, 2023)
- Working at Heights Training, Worksite Safety (February 28, 2024)
- Workplace Inspections and Incident Investigation, Dantec by We Know Training (June 21, 2023)

Robert Borsi, Site Superintendent / Carpenter

- o AODA, OSG (September 23, 2024)
- Fire Protection & Control (September 23, 2024)
- o Identifying Hazards and Assessing Risk, Vubiz (September 23, 2024)
- MOL Health & Safety Awareness in 5 Steps, Ministry of Labour (September 23, 2024)
- Personal Protective Equipment (PPE), Vubiz, Ltd (September 23, 2024)
- o Respiratory Protection, National Safety Council (September 23, 2024)
- o WHMIS 2015, Worksite Safety (September 23, 2024)
- Working at Heights Training, Worksite Safety (2022)
- Workplace Inspections and Incident Investigation (September 23, 2024)

Dawson Wright, Carpenter Apprentice

- o AODA, OSG (September 30, 2024)
- Asbestos Training, Dantec (October 17, 2024)
- Fire Protection & Control (September 30, 2024)
- Health and Safety Representative (HSR), IHSA (December 5, 2024)
- Hearing Conservation, National Safety Council (October 17, 2024)
- Harassment, Discrimination, and Workplace Violence and Prevention, Vubiz, Ltd (October 17, 2024)
- Hazard Communication, National Safety Council (October 17, 2024)
- o Identifying Hazards and Assessing Risk, Vubiz (September 30, 2024)
- o Lockout / Tagout (LOTO), National Safety Council (October 22, 2024)
- o MOL Health & Safety Awareness in 4 Steps, Ministry of Labour (September 30, 2024)
- MOL Health & Safety Awareness in 5 Steps, Ministry of Labour (October 21, 2024)
- Personal Protective Equipment (PPE), Vubiz, Ltd (September 30, 2024)
- Respiratory Protection, National Safety Council (September 30, 2024)
- Safety and You for Construction: Supervisor Role, National Safety Council (October 22, 2024)
- WHMIS 2015, Worksite Safety (September 30, 2024)
- Fall Protection, Worksite Safety (March 19, 2024)
- Workplace Inspections and Incident Investigation (September 30, 2024)

Zack Johann, Construction Labourer / Health and Safety Representative

- Accident Investigation, Canadian Centre for Occupational Health and Safety (May 26, 2023)
- o AODA, OSG (March 8, 2023)
- EWP (Boom + Scissor) Operator Safety, Buildsafe (February 16, 2024)
- Fire Prevention & Control, United Academy (June 9, 2023)
- First Aid (Standard) CPR A AED, St. John Ambulance (March 26, 2021)
- Health & Safety Awareness in 4 Steps (Worker), Ministry of Labour (March 8, 2023)
- Health and Safety Representative (HSR), IHSA (January 16, 2023)
- o Identifying Hazards and Assessing Risks, Vubiz (June 21, 2023)
- JHSC Part One, Worksite Safety (February 24, 2023)
- o JHSC Part Two, IHSA (February 23, 2024)
- Ladder Safety, CFIB (May 26, 2023)
- o Lockout/Tagout (LOTO), National Safety Council (June 21, 2023)
- Machine Guarding, Vubiz (June 9, 2023)
- o Naloxone Training, IHSA (June 21, 2023)
- Personal Protective Equipment (PPE), Vubiz Ltd (May 31, 2023)
- Respiratory Protection, National Safety Council (May 31, 2023)
- Working at Heights Refresher, Infrastructure Health & Safety Association (February 28, 2024)
- Workplace Inspections and Incident Investigations, Dantec (June 9, 2023)

Campbell Hobson, Construction Labourer

- AODA, OSG (Aprill 19, 2024)
- Fire Prevention & Control, United Academy (April 19, 2024)
- Health & Safety Awareness in 4 Steps, Ministry of Labour (April 19, 2024)
- o Identifying Hazards and Assessing Risks (April 19, 2024)
- Personal Protective Equipment, Vubiz Ltd (April 19, 2024)
- Respiratory Protection, National Safety Council (April 19, 2024)
- o WHMIS 2015, Worksite Safety (April 19, 2024)
- Working at Heights Training, Worksite Safety (February 08, 2022)

Landon Huson, Construction Labourer

- AODA, OSG (Aprill 19, 2024)
- Fire Prevention & Control, United Academy (May 27, 2024)
- Health & Safety Awareness in 4 Steps, Ministry of Labour (May 27, 2024)
- Health and Safety Representative (HSR), ISHSA (November 27, 2024)
- o Identifying Hazards and Assessing Risks (May 27, 2024)
- Personal Protective Equipment, Vubiz Ltd (May 27, 2024)
- Respiratory Protection, National Safety Council (May 27, 2024)
- WHMIS 2015, Worksite Safety (May 27, 2024)
- Working at Heights Training, Worksite Safety (May 29, 2024)