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CONSTRUCTION MANAGEMENT PROPOSAL

WHO WE ARE

We are a focused general contracting firm serving Canada's ICI sector. We take on complex work, tight turnarounds, and live environments where failure isn't an option. Our track record is built on structure, accountability, and an uncompromising approach to quality.

We operate like a small powerhouse: senior decision-makers stay involved, communication stays clean, and problems get addressed before they become delays. Clients get daily reporting, early issue flagging, transparent logs, and a predictable flow of information. There is no guesswork about schedule, cost, or responsibility.

We are experts in fast-track and phased work—offices, education, clubs, retail, hospitality, and specialized ICI environments. We tailor every project: phasing, work hours, coordination, budgeting, and live-environment planning. If a space needs to stay operational, we build around it safely and quietly.

We run disciplined systems behind the scenes: weekly updates, structured look-aheads, change-order visibility, and a culture built around accountability. ISO certification is pending. Safety is non-negotiable—ten years without an accident.

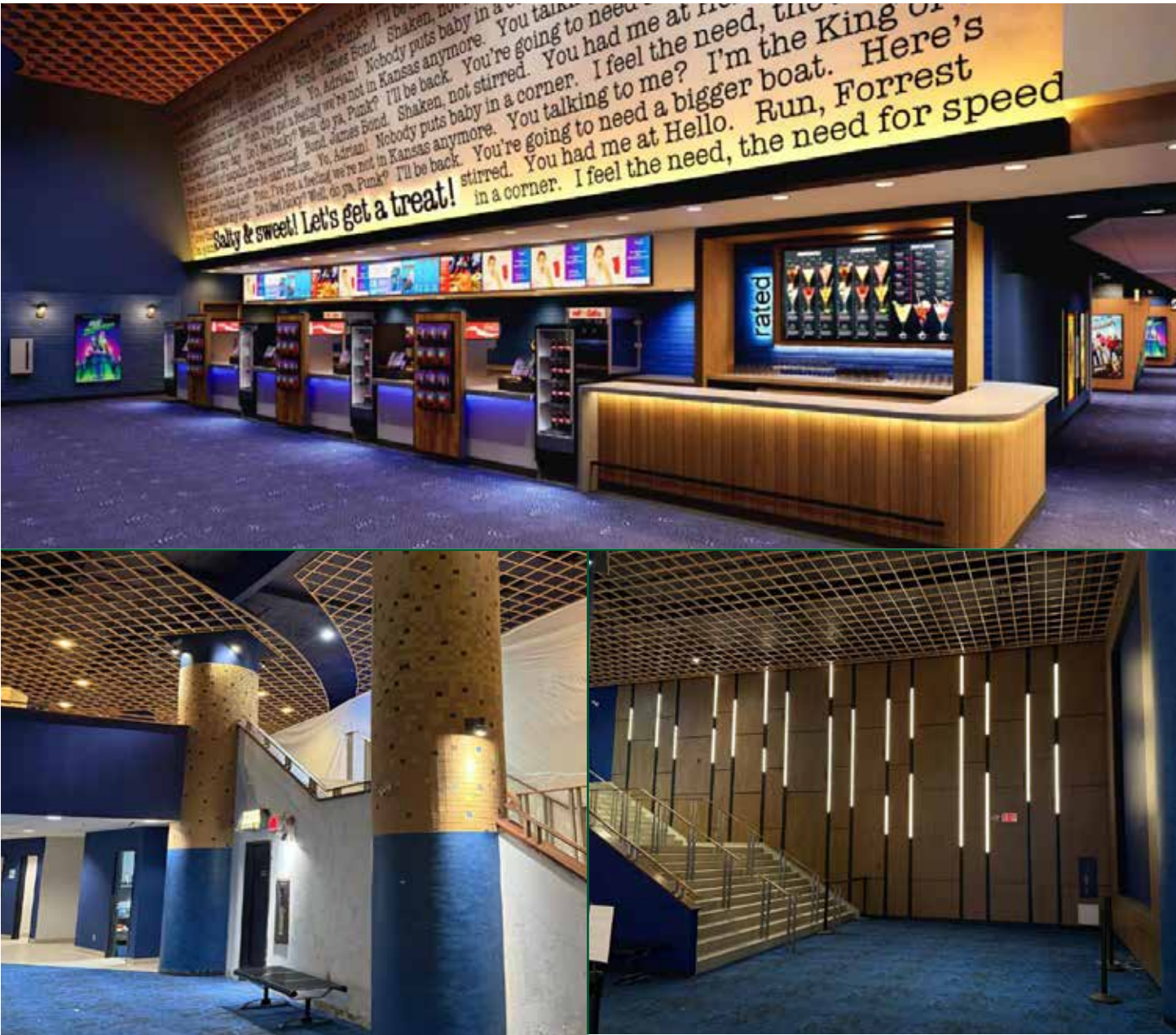
We choose quality over volume. We work with clients who value high standards, direct communication, and a contractor that can be trusted to hit difficult deadlines without compromising the work.

The result is simple: fewer surprises, cleaner execution, and projects delivered the way they were promised.

1.0 WHO WE ARE

A close-up, shallow depth-of-field photograph of a person's hands drawing on a large sheet of paper. The person is wearing a plaid shirt. In the foreground, a wooden ruler and a rolled-up tube are visible on a dark wooden table. The background is blurred, showing more of the person and the workspace.

2.0 PROJECTS



Imagine Cinemas, SElgin Mills
Toronto, Canada

Location:	10909 Yonge Street
Status:	Completed
Size:	45,000 sq ft.
Budget:	\$ 3.2 M

Imagine Cinemas, Elgin Mills

Imagine Cinemas Renovation Project is a comprehensive interior upgrade initiative aimed at enhancing the overall design, functionality, and aesthetics of the cinema complex.

The project involves the demolition and replacement of flooring throughout the facility, renovation of all cinema salons, and the installation of new epoxy floors in each screening room. A new concession area has been designed, requiring both demolition and installation of the updated layout and finishes. The scope also includes replacement of all carpets, light fixtures, and millwork throughout the facility to achieve a modern, cohesive look while improving operational functionality.

Electrical upgrades are incorporated to support the new lighting and decorative elements. All renovation work is carefully staged to allow the cinema to continue operations, with no more than three salons closed at a time, ensuring minimal disruption to business while maintaining a safe environment for patrons and staff. The project is planned over a 12-week schedule starting September 18, divided into five phases to accommodate ongoing cinema operations. Despite the challenges of performing renovations in an active entertainment venue, the phased approach ensures timely completion, with a design-focused upgrade delivered efficiently and professionally.



722 World Bier Haus

Calgary (flagship at 345 10 Ave SW): Original build in a historic block, complete renovation with a major rooftop patio addition (beer garden-style deck with 360-degree views, 200+ seats, and games)

Scope of Work:

- Space Reconfiguration & Interior Construction:
 - Framing and drywall installation to establish new dining, bar, kitchen, and service zones in accordance with approved architectural drawings
 - Construction of interior partitions and bulkheads to support functional separation and operational flow
- Interior Finishes & Architectural Elements:
 - Application of durable wall finishes and coatings suitable for hospitality environments
 - Installation of custom millwork to support bar operations, storage, and feature elements
 - Supply and installation of hard-wearing flooring systems designed for high-traffic public and back-of-house areas
- Mechanical, Electrical & Plumbing Systems:
 - Installation and coordination of new HVAC systems, including ductwork, zoning, and kitchen exhaust to support ventilation, thermal comfort, and code compliance
 - Construction of new plumbing infrastructure, including sanitary lines, floor drains, grease management systems, and commercial-grade fixtures for kitchen and washroom areas
 - Electrical upgrades consisting of panel modifications, new branch circuitry, lighting systems, and power connections for kitchen equipment and bar operations, utilizing energy-efficient fixtures throughout

722 World Bier Haus
Calgary, Alberta

Location: 722 85 St. SW
Status: Completed 2023
Size: 1,750 sq ft.
Budget: \$ 2.1 M



Yuan Chinese Cuisine
North York, Canada

Location: 5437 Yonge St.
Status: Completed 2022
Size: 1,200 sq ft.
Budget: \$ 2.2 M

Yuan Chinese Cuisine

The construction of the new restaurant began with the demolition of the existing space to make way for a fresh layout that met the client’s vision. Our team safely removed outdated structures, flooring, and wall materials, ensuring all waste was handled in an environmentally responsible manner. This phase included structural reinforcements as necessary to support the new design.

Scope of Work:

- New Layout & Drywall Installation:
 - Following demolition, we built the new layout according to the client-approved architectural plans. This involved framing and drywall installation to create separate zones for dining, kitchen, and service areas.
 - We used moisture-resistant drywall in areas like the kitchen and restrooms, and standard drywall for dining and common areas. Clean lines and precise construction ensured a modern and functional layout
- Modern Finishes:
 - Contemporary flooring materials (such as polished concrete, vinyl planks, or ceramic tiles)
 - Sleek paint finishes and wall textures
 - Sophisticated lighting fixtures and ceiling treatments

Timeline & Value Engineering:

Our team completed the project within the client’s established timeline. We employed efficient project management techniques to ensure smooth coordination of demolition, construction, and installation tasks. Additionally, we offered value engineering options aimed at reducing costs without compromising quality. This included selecting more cost-effective finishes, optimizing the layout to minimize material use, and proposing energy-efficient solutions that lowered operational expenses in the long term.

By leveraging our experience in restaurant construction and our commitment to delivering value, we ensured that the project was completed on time and within budget while meeting the client’s expectations for a modern, stylish, and functional space.



Noodle Legend

The construction of the new restaurant began with the demolition of the existing space to make way for a fresh layout that met the client’s vision. Our team safely removed outdated structures, flooring, and wall materials, ensuring all waste was handled in an environmentally responsible manner. This phase included structural reinforcements as necessary to support the new design.

Scope of Work:

- New Layout & Drywall Installation:
 - Following demolition, we built the new layout according to the client-approved architectural plans. This involved framing and drywall installation to create separate zones for dining, kitchen, and service areas.
- Modern Finishes:
 - Sleek paint finishes and wall textures
 - High-end millwork to provide functional storage and visual appeal
 - Contemporary flooring materials (such as polished concrete, vinyl planks, or ceramic tiles)
 - Durable, easy-to-clean surface materials for the kitchen and high-traffic areas

HVAC, Plumbing, and Electrical Work:

A critical aspect of the restaurant construction was the installation of reliable HVAC systems to provide optimal ventilation and temperature control for both customers and kitchen staff. This system included high efficiency air filtration, energy-saving thermostats, and ductwork positioned to balance airflow. The HVAC design ensured comfort across dining and kitchen zones, with attention to zoning and exhaust ventilation for the cooking area.

The plumbing system involved new pipes, drainage systems, and fixtures tailored to both customer restrooms and commercial kitchen needs. This included the installation of grease traps, floor drains, and commercialgrade sinks, ensuring full compliance with health and safety regulations.

For the electrical work, we upgraded the electrical panel, added new wiring, and ensured that all outlets, lighting, and kitchen appliances were installed to meet both safety standards and functionality needs. Modern lighting solutions—such as energy-efficient LED systems—were used throughout the space.

Noodle Legend Portfolio
Multi-City, Canada

Location: North York, Richmond Hill
Status: Completed 2022
Budget: \$1.8 M to \$2.1 M



Street Grill

The construction of the new restaurant began with the demolition of the existing space to make way for a fresh layout that met the client’s vision.

Our team safely removed outdated structures, flooring, and wall materials, ensuring all waste was handled in an environmentally responsible manner. This phase included structural reinforcements as necessary to support the new design.

Scope of Work:

- Millwork Design & Installation:
 - We designed and crafted bespoke counters, shelving, cabinetry, and bar areas that complemented the restaurant’s aesthetic.
 - The millwork incorporated premium materials such as hardwoods, laminates, and composite surfaces to create a blend of durability and modern elegance.
 - The attention to detail in the millwork—clean lines, smooth finishes, and well-integrated storage spaces—helped define the restaurant’s upscale and functional interior.
- Modern Finishes:
 - Durable, easy-to-clean surface materials for the kitchen and high-traffic areas
 - High-end millwork to provide functional storage and visual appeal

Street Grill
North York, Canada

Location: 3555 Don Mills Rd.
Status: Completed 2022
Size: 3,000 sq ft.
Budget: \$ 1.4 M



Casual Restaurant Portfolio
Multi-City, Canada

Locations:	Calgary, Toronto, Canmore
Status:	Completed 2023
Size:	140,000 sq ft.
Budget:	\$ 1.8 M to \$ 3.6 M

Casual Restaurant Portfolio

Catalyst Construction delivered a portfolio of full-service restaurant build-outs across multiple locations, supporting a diverse range of dining concepts—from casual neighbourhood venues to bar-forward social destinations. Each project was executed with a focus on operational efficiency, guest experience, and compliance with food service and life-safety standards.

Portfolio Highlights:

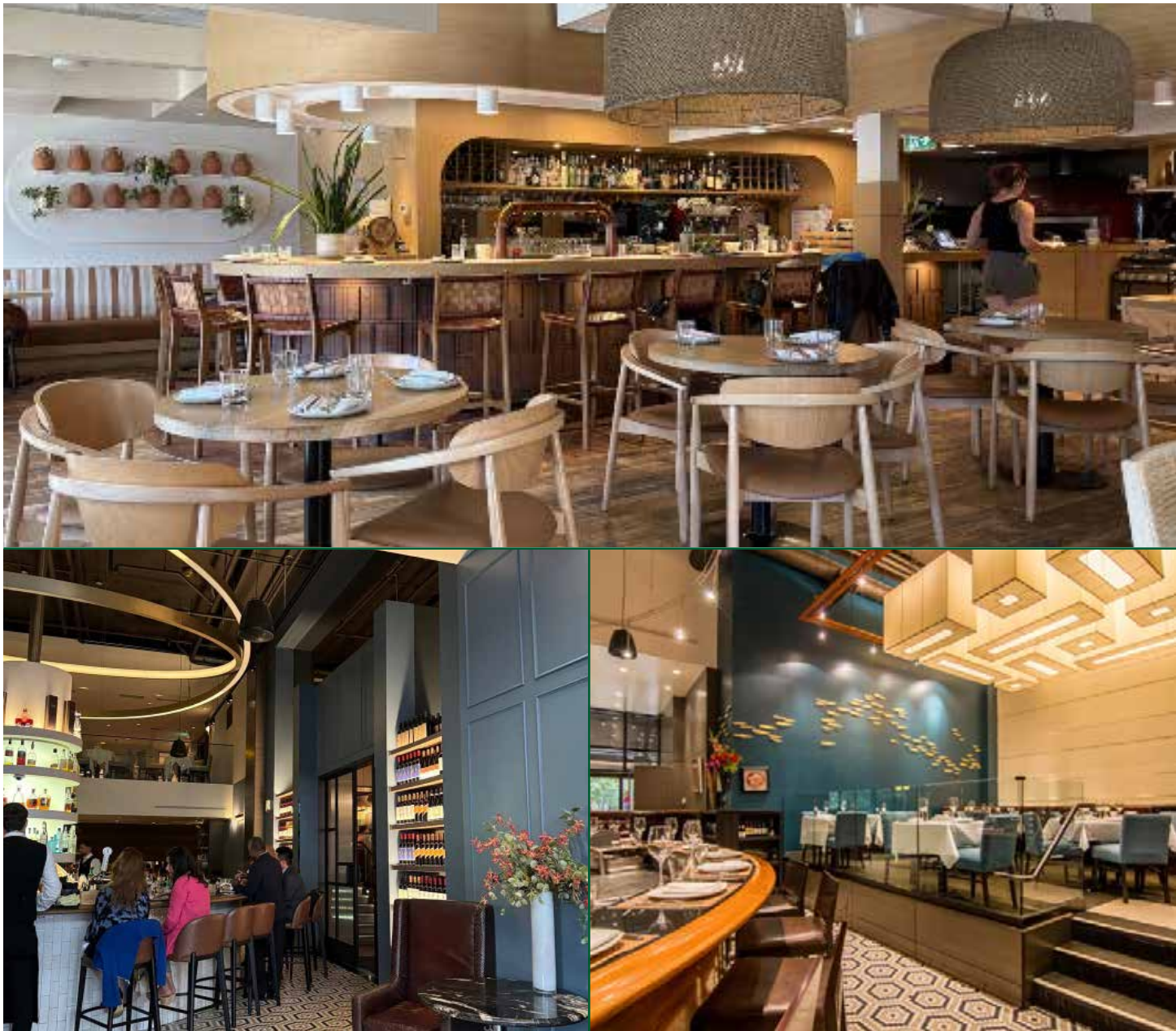
Sensei Bar · Elbow Room Britannia · New Camp · Roosevelt Food & Drink
The Office Restaurant & Bar on the Lake

Scope of Work:

- Interior Build-Out:
 - Construction of dining areas, bar spaces, kitchens, and ancillary back-of-house support areas
 - Installation of interior partitions, suspended ceiling systems, and finished floor assemblies
- Commercial Kitchens:
 - Build-out of back-of-house layouts, service corridors, and food preparation zones
 - Coordination and installation allowances for commercial kitchen equipment, exhaust hoods, and make-up air systems
- Interior Finishes & Millwork:
 - Fabrication and installation of custom bar millwork, banquettes, feature walls, and host stations
 - Supply and installation of hospitality-grade flooring, wall finishes, and architectural detailing

Design and Features:

- Guest-Centric Layouts:
 - Optimized seating configurations, circulation paths, and server flow for operational efficiency
- Custom Bar Elements:
 - Bar designs incorporating architectural millwork, integrated lighting, and durable finishes
- High-Performance BOH:
 - Efficient kitchen layouts and service zones designed to support peak service demands
- Atmosphere and Lighting:
 - Lighting strategies aligned with brand identity, guest experience, and day-to-night transitions



Contemporary Restaurant Portfolio
Vancouver, Alberta

Location: Vancouver, Alberta
Status: Completed 2022
Budget: \$2.3 to \$2.7 M

Contemporary Restaurant Portfolio

Our contemporary restaurant projects comprised a refined interior build-out and renovation tailored to an elevated dining experience. The scope included selective demolition, reconfiguration of dining and bar areas, installation of a commercial-grade kitchen, and integration of custom millwork and architectural finishes.

Mechanical, electrical, and plumbing systems were coordinated and upgraded to support kitchen operations, lighting design, and occupant comfort. The project balanced technical performance with a warm, hospitality-forward atmosphere delivered through precise construction execution.

Portfolio Highlights:
Olea · Coast Restaurant

- Scope of Work:**
- Interior Build-Out:
 - Dining rooms, bar areas, kitchens, and support spaces
 - Partitions, ceilings, and floor assemblies
 - Commercial Kitchens:
 - Back-of-house layouts and service corridors
 - Coordination of kitchen equipment and exhaust
 - Interior Finishes & Millwork:
 - Bar millwork, banquettes, and feature walls
 - Hospitality-grade flooring and finishes

- Design and Features:**
- Guest-Centric Layouts:
 - Optimized seating, service flow, and circulation
 - Custom Bar Elements:
 - Statement bars and architectural features
 - High-Performance BOH:
 - Efficient kitchen and service zones
 - Atmosphere and Lighting:
 - Lighting strategies supporting brand and ambience



META Cannabis Co.
Toronto, Canada

Location: 378 Yonge St.
Status: Completed
Size: 11,219 sq ft.
Budget: \$ 2 M

META Cannabis Co. Flagship

Catalyst Construction was engaged to deliver the complete interior build-out of the Meta Cannabis Co. flagship retail location at 378 Yonge Street—positioned in one of Toronto’s highest-traffic urban corridors.

The project transformed a heritage commercial space into a modern, brand-forward retail environment that aligns with strict regulatory requirements and delivers a premium customer experience.

Scope of Work:

- Full Interior Retail Build-Out:
 - Complete renovation and reconfiguration of the ground-floor retail space, including customer flow planning, merchandising zones, point-of-sale stations, and secure back-of-house operations
- Heritage Building Coordination:
 - Integration of modern retail design within an existing heritage structure, preserving character-defining features while updating the space to meet contemporary standards and building code requirements
- Custom Millwork and Retail Fixtures:
 - Supply and installation of branded millwork elements, product display systems, shelving, feature walls, and secure storage solutions designed to reinforce the Meta retail identity
- Mechanical and Electrical Upgrades:
 - Installation of new HVAC, lighting, electrical distribution, and life safety systems to support retail operations and compliance with cannabis retail regulatory guidelines
- Interior Finishes and Brand Experience:
 - Application of premium finishes including flooring, wall treatments, and ceiling upgrades. Implementation of lighting strategies and material selections that create a modern, inviting, and visually clean retail atmosphere

13 other retail build-outs were constructed across Ontario, ranging between 1,300 to 3,500 sq ft, as well as the 5,000 sq ft corporate office at 56 Aberfoyle Cres. in Toronto.



Torrid Retail

Multi-Province, Canada

Locations:	ON, BC, AB
Status:	Completed
Size:	4,000 to 7,000 sq ft.
Budget:	\$ 1.6 M

Torrid

Catalyst Construction delivered a multi-site construction program for Torrid, completing 17 full interior retail build-outs across Ontario, British Columbia and Alberta.

Each project transformed an existing retail shell into a modern, brand-aligned store environment while meeting local mall requirements, tight construction timelines, and consistent national branding standards..

Scope of Work:

- Interior Build-Outs:
 - Renovation of sales floors, fitting rooms, and back-of-house areas
 - Standardized layouts tailored to each mall footprint
- Retail Fixtures and Millwork:
 - Installation of Torrid’s branded fixture sets and display systems
 - POS counters, shelving, and fitting room millwork
- Mechanical & Electrical Retrofit:
 - HVAC modifications for retail use
 - New lighting packages, power distribution, and life-safety tie-ins
- Interior Finishes:
 - HVAC modifications for retail use
 - New lighting packages, power distribution, and life-safety tie-ins

Design and Features:

- Consistent Brand Experience:
 - Each store delivered with Torrid’s signature clean, bright, fashion-forward aesthetic
- High-Performance Lighting:
 - LED lighting layouts optimized for product visibility and guest experience
- Custom Millwork Packages:
 - Standardized POS counters, display fixtures, and fitting room elements across all locations
- Functional Back-of-House Spaces:
 - Efficient stockrooms, staff areas, and storage systems supporting daily operations



CAA

The project involved creating a contemporary, highly functional workspace that supports both staff efficiency and customer-facing service operations. Working within an active commercial complex, Catalyst delivered a polished, professional environment equipped with upgraded mechanical and electrical systems, enhanced accessibility, and modern workplace amenities.

Scope of Work:

- Customer Service & Reception Area:
 - Construction of a modern, welcoming reception and service counter area designed to support high customer volumes while maintaining privacy and operational efficiency
- Accessibility Improvements:
 - Compliance upgrades including barrier-free washrooms, widened circulation paths, and accessible service counter configurations
- Occupied Site Coordination:
 - Execution within a busy commercial plaza requiring careful logistical planning, noise management, after-hours work scheduling, and coordination with external stakeholders to minimize disruption
- Mechanical and Electrical Upgrades:
 - Installation of new mechanical and electrical systems–HVAC, distribution panels, lighting, fire protection, and low-voltage infrastructure–to improve performance, energy efficiency, and overall comfort.

Design and Features:

- Custom Millwork:
 - Purpose-built service counters, storage units, meeting room features, and branded elements crafted to enhance both functionality and appearance
- Flexible Workplace Zones:
 - A mix of private offices, open work areas, quiet rooms, customer service spaces, and multi-purpose collaboration areas
- High Performance Mechanical and Electrical:
 - Mechanical and electrical systems designed to support comfort, technology, and efficient traffic flow across both staff and public-facing zones.

CAA
Multi-City, Canada

Locations: Markham, Don Mills, Pickering, Oshawa, New Market, Peterborough, Cobourg, Oakville
Status: Completed
Size: 4,000 to 12,000 sq ft.
Budget: \$ 1.5 M to \$ 2.2 M



Pickleplex Social Club Portfolio

Catalyst Construction was engaged to deliver a full-scale design-assist and construction management package for the new Pickleplex Social Club locations across four cities in Ontario.

The scope encompassed the build-out of over 40 professional pickleball courts, party rooms, washroom and changeroom facilities, as well as administrative office areas, totaling more than 90,000 square feet.

Scope of Work:

- Interior Floor Preparation:
 - Concrete grinding and self-leveling across all playing surfaces to meet sport specifications
- Court Construction:
 - Supply and installation of tournament-grade indoor pickleball courts
- Mechanical & Electrical Retrofit:
 - Extensive upgrades to HVAC, plumbing, lighting, and fire safety systems
- Amenity Build-Out:
 - Custom millwork and interior finishes for party rooms, washrooms, changerooms, and offices
- Multi-Site Coordination:
 - Simultaneous project execution across Belleville, Oshawa, Cambridge, and Downsview, with localized logistics and permit strategies tailored to each jurisdiction.

Pickleplex Social Club Portfolio
Multi-City, Canada

Location:	Multiple locations
Completed:	Downsview, Oshawa, Belleville, Red Deer
Ongoing:	Brantford, Milton, Aurora, Cambridge
Size:	32,000 sq ft. to 50,000 sq ft.
Budget:	\$ 1.2 M to \$ 2.5 M



Gradale Academy Portfolio
Multi-City, Canada

Locations:	Toronto, London, Bradford
Status:	Completed
Size:	5,000 to 15,000 sq ft.
Budget:	\$ 1.2 M to \$ 3.2 M

Gradale Academy Portfolio

The project transformed a commercial space into a licensed early learning environment.

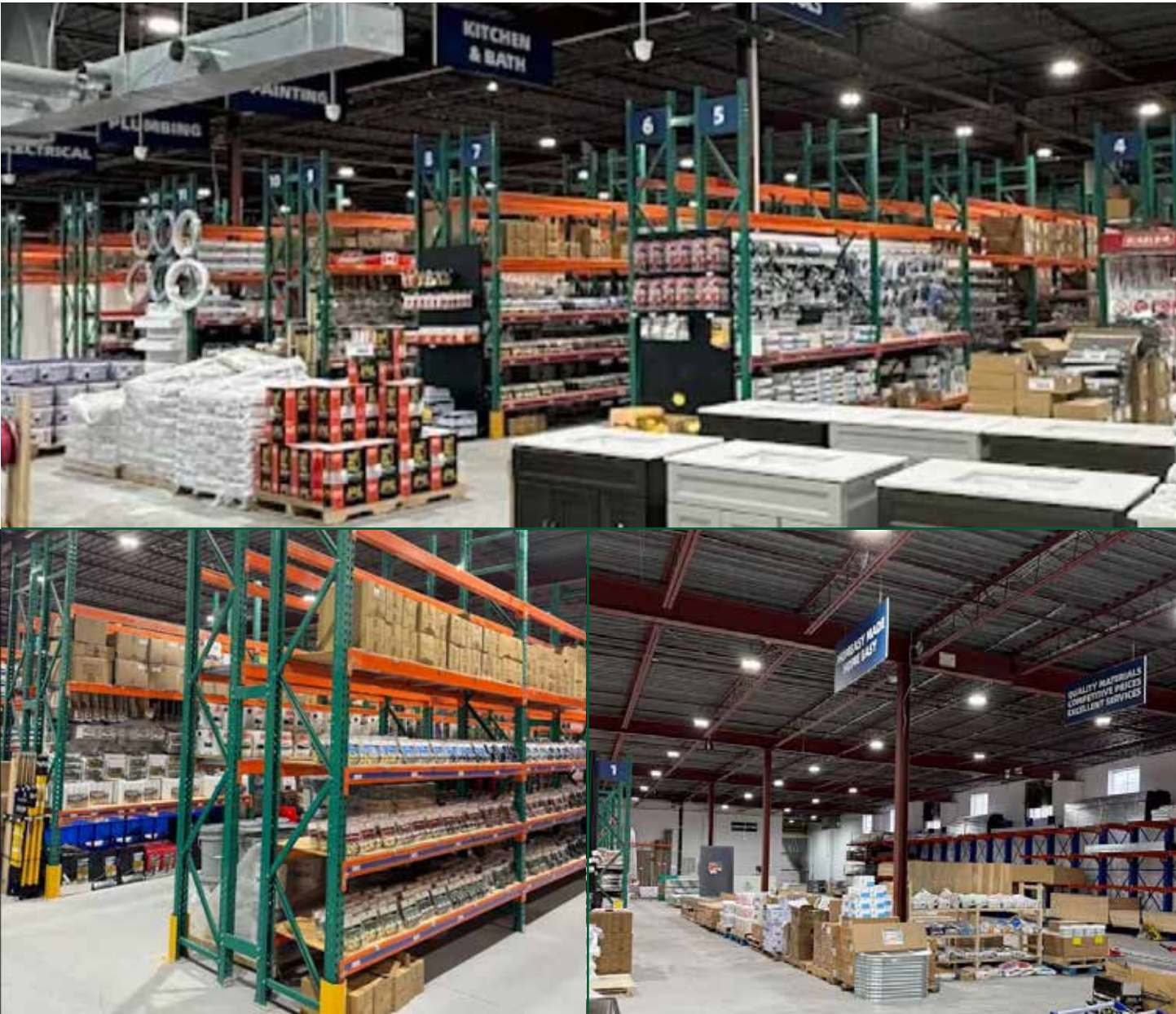
The project required precise coordination of educational programming needs, child-safe materials, and stringent life-safety standards while achieving a bright, modern, and welcoming atmosphere for families.

Scope of Work:

- Interior Build-Out:
 - Demolition and reconstruction of classrooms, corridors, and program rooms
 - Creation of infant, toddler, and preschool learning zones
- Childcare Compliance & Life Safety:
 - Washroom layouts and fixtures sized for child use
 - Upgraded fire protection, security, and monitoring systems
- Mechanical & Electrical Retrofit:
 - HVAC upgrades to meet classroom ventilation requirements
 - New lighting, power distribution, and low-voltage systems
- Interior Finishes & Millwork:
 - Durable, easy-to-clean flooring and wall surfaces
 - Custom cubbies, storage units, and child-height millwork

Design and Features:

- Bright, Welcoming Interiors:
 - Colour palettes and materials selected to support child development
 - Natural light maximized throughout learning spaces
- Built for Everyday Function:
 - Practical, durable finishes suited for high-traffic childcare use
 - Secure, organized spaces that support smooth daily operations



Homeasy Building Supplies Inc.
Markham, Canada

Location: 132 Denison St.
Status: Completed
Size: 110,000 sq ft.
Budget: \$ 1.9 M

Homeasy Building Supplies Inc Project Overview:

Catalyst Construction Group delivered a full design-build retrofit of an existing 110,000 sq ft industrial warehouse into a fully operational big-box home improvement retail and distribution facility – comparable in format and operations to a Home Depot store.

Catalyst self-performed design and coordination across all structural, mechanical, electrical, and racking systems under a single contract, with zero lost-time incidents and delivery approximately one month ahead of schedule.

Scope of Work:

- Full interior demolition of partitions; conversion of open shell into functional retail and distribution zones
 - Retail sales floor
 - Contractor pro desk area
 - Lumber yard
 - Back-of-house warehouse storage
- Heavy industrial racking supply and installation throughout
 - Pallet racking in back-of-house and sales floor aisles
 - Cantilever lumber racking in yard area
 - Seismic anchoring, column protection, and safety netting for forklift operations
- Mechanical scope
 - New rooftop HVAC units sized for high-volume retail occupancy
 - Full ductwork distribution and destratification fans
 - Gas-fired unit heaters for warehouse storage zone
 - Domestic water and sanitary plumbing rough-in for public, staff, and contractor washrooms

Design and Features:

- LED high-bay lighting calibrated to retail foot-candle standards across the full sales floor
- Distinct retail zones seamlessly integrated within a single industrial shell
- Engineered racking systems designed for active forklift operations alongside public retail traffic
- Dedicated contractor pro desk area supporting trade customer experience
- Department-specific mechanical zoning across retail, lumber, and warehouse storage areas
- Fully code-compliant washroom facilities for public, staff, and contractor use



SkyFarm Food Mart

Catalyst Construction Group led the full-scale renovation and modernization of SkyFarm Food Mart’s 24,000 sq ft location in Oshawa, transforming an aging retail grocery space into a contemporary, high-performance store.

The project required careful coordination across two active construction phases to keep a portion of the store trading throughout the build.

Catalyst self-performed all mechanical, electrical, and plumbing work, ensuring tight control over schedule and quality across every system. The refrigeration overhaul was a centrepiece of the project, with all legacy cases removed and replaced with a fully upgraded, energy-efficient system.

Delivered on time and on budget, the completed SkyFarm location sets a new standard for the brand’s retail experience in the Durham Region.

Scope of Work:

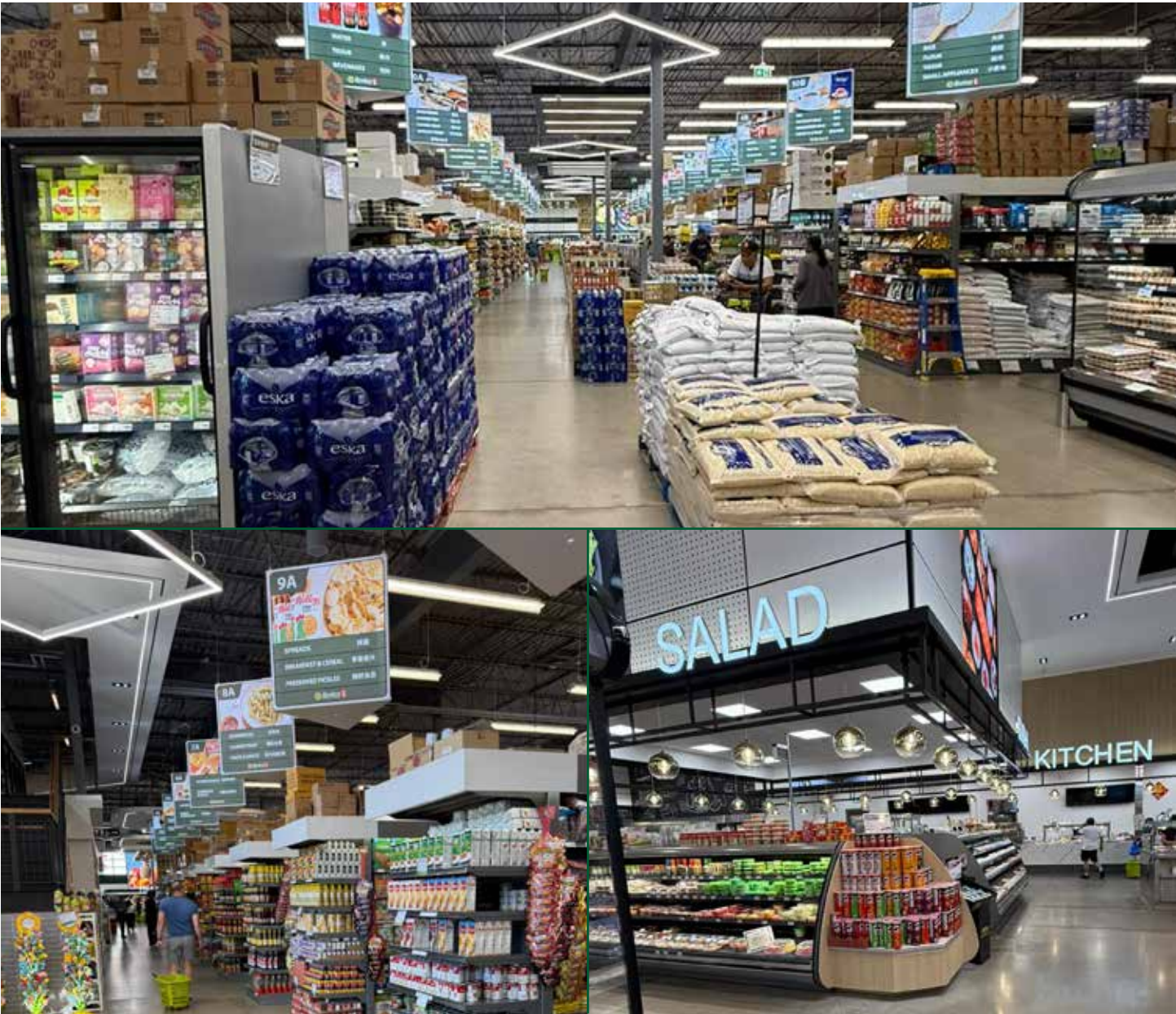
- Full selective demolition of existing finishes, fixtures, and mechanical systems
- Concrete floor remediation throughout; epoxy coating in back-of-house, polished concrete in sales floor
- Complete HVAC replacement with rooftop units zoned for grocery-specific humidity and temperature control
- Full refrigeration system removal and replacement
 - 22 multi-deck open cooler cases
 - 8 glass-door freezer sections
 - New dual walk-in cooler and freezer vault
- Back-of-house reconfiguration including new dock leveler and updated fire suppression system
- Phased construction sequencing to maintain partial store operations throughout

Design and Features:

- Exposed open-ceiling structure with pendant LED lighting for a modern retail aesthetic
- Full-height storefront glazing re-clad with new automatic entry doors
- Polished concrete sales floor with epoxy-finished service areas
- Department-specific climate zoning across produce, bakery, and deli
- Energy-efficient refrigeration display package across the full sales floor perimeter

SkyFarm Retail Inc.
Oshawa, Canada

Location: Oshawa
Status: Completed
Size: 24,000 sq ft.
Budget: \$ 5.8 M



Bestco Foods Ltd
Ajax, Canada

Location: Ajax
Status: Completed
Size: 19,200 sq ft.
Budget: \$ 4.7 M

Bestco

Catalyst Construction Group completed the full interior renovation and tenant fit-out of Bestco Supermarket’s 19,200 sq ft location within an occupied power centre in Ajax.

The project involved transforming a vacated anchor retail unit into a fully operational grocery store, with all new mechanical, refrigeration, and finish systems installed from the ground up. A phased construction approach was implemented to allow Bestco to open a partial trading area ahead of final completion, minimizing revenue impact during the transition.

Close coordination with the landlord and Bestco’s operations team was maintained throughout to manage shared site access and minimize disruption to neighbouring tenants. The result is a fully modernized grocery environment delivered efficiently within a live retail setting.

Scope of Work:

- Complete demolition of prior tenant finishes down to base building
- Concrete floor grinding, leveling, and preparation throughout
- Full HVAC reconfiguration for grocery-specific temperature and humidity zoning
- Refrigeration installation including:
 - 18 multi-deck open cooler cases
 - 6 glass-door freezer sections
 - Two independent walk-in cooler units (produce and dairy)
- Storefront modifications including new automatic entry vestibule and updated signage blocking
- Loading dock upgrades: new dock seal, bumpers, and trailer restraint system
- Phased delivery enabling partial store opening during active construction

Design and Features:

- Luxury vinyl tile throughout the retail sales floor; epoxy flooring in receiving and prep areas
- Suspended acoustic tile ceiling with integrated LED lighting
- Automatic entry vestibule with updated brand signage
- Dedicated climate zones for produce, dairy, deli, and dry goods
- Modernized loading dock infrastructure for high-volume grocery receiving operations



A&F Building Group

The A&F Building Group office fit-out project involved the comprehensive renovation and retrofitting of a 5,000 square foot space, comprising a 2,000 square foot front office area and a 3,000 square foot storage space. The goal was to create a modern and functional office environment showcasing A&F Building Group’s innovative Mood Wall partition system.

Scope of Work:

- Front Office Renovation:
 - Demountable Partitions (Mood Wall): Utilized A&F Building Group’s unique Mood Wall system to create flexible and stylish office partitions, allowing for easy reconfiguration.
 - Interior Design and Finishes: Applied modern design elements and finishes to align with A&F Building Group’s brand standards. Included new flooring, updated lighting, and contemporary furnishings.
- Storage Space Retrofit:
 - Space Optimization: Enhanced storage capacity and organization with efficient storage solutions, including shelving and racking systems.
 - Integration with Office Space: Ensured seamless integration of the storage area with the front office to facilitate workflow efficiency. Updated lighting and ventilation systems for functionality and comfort.

Timeline:

The project was completed within the planned two-month timeline, showcasing efficient project management and adherence to schedule. This timely delivery minimized disruption to A&F Building Group’s operations, allowing them to showcase their innovative Mood Wall system in a functional office environment.

A&F Building Group
Concord, Canada

Location: 75 Fernstaff Crt.
Status: Completed 2024
Size: 5000 sq ft.
Budget: \$ 1.1 M



Dream Building

The project involves extensive base building work at the Dream Building located at 181 University Ave, Toronto. Spanning 33,000 square feet across two floors—the 4th and 8th floors—the renovation aims to modernize and enhance the functionality of the space. Managed by the landlord, Dream, the project includes retrofitting lighting fixtures, demolition of wall areas, installation of new carpet flooring, and an upgrade of the HVAC system.

Scope of Work:

- Lightning Retrofit:
 - Retrofitting over 800 lighting fixtures to improve energy efficiency and illumination.
 - Upgrading to modern, energy-efficient solutions to reduce operational costs and enhance the work environment.
- Wall Demolition:
 - Demolition of over 100,000 square feet of wall area to create open and flexible spaces.
 - Preparation for future tenant fit-outs and to meet contemporary office space requirements.
- New Carpet Flooring:
 - Installation of durable and high-quality carpet flooring to enhance aesthetic appeal and comfort.
 - Selection of materials matching the building’s interior design standards.
- HVAC System Upgrade:
 - Upgrading the HVAC system to improve air quality, energy efficiency, and climate control.
 - Installation of modern components ensuring a comfortable and healthy indoor environment.

Despite the aggressive timeline, efficient planning and execution ensured the project stayed on track for completion within the designated two-month period.

Dream Building
Toronto, Canada

Location: 181 University Ave.
Status: Completed 2024
Size: 33,000 sq ft.
Budget: \$ 1.3 M



20 Toronto Street, Floors 9 to 11
Toronto, Canada

Location: 20 Toronto St.
Status: Completed 2023
Size: 37,773 sq ft.
Budget: \$ 4.1 M

20 Toronto Street

The project at 20 Toronto involved completing the comprehensive interior full build-out of Floors 9 and 11 Dream Office REIT, encompassing a total area of 37,773 square feet. The construction was executed with a budget of \$4.1 million, creating a modern, efficient, and aesthetically pleasing office space.

Scope of Work:

- Full Interior Build-Out:
 - Comprehensive interior renovation of Floors 9 and 11.
 - Installation of new mechanical and electrical (M&E) equipment.
 - Integration with the existing Building Automation System (BAS) to ensure seamless operations and energy efficiency.
- Interior Office Design:
 - Implementation of a contemporary office design that reflects modern trends and enhances the workspace environment.
 - Use of high-quality finishes and millwork to provide a sophisticated and professional look.
 - Incorporation of demountable partition systems with sound transmission class (STC) ratings exceeding 37, ensuring superior acoustic performance and privacy.

Design and Features:

- Contemporary Finishes:
 - Selection of durable and stylish materials for flooring, wall treatments, and ceilings.
- Millwork:
 - Custom-designed millwork to add unique, functional, and aesthetically pleasing elements to the office space.
- Demountable Partitions:
 - High STC-rated partitions that allow for flexible space configuration while maintaining acoustic privacy.
- Mechanical and Electrical Systems:
 - Installation of state-of-the-art mechanical and electrical systems to support the office environment, improve energy efficiency, and ensure occupant comfort.
 - Seamless integration with the existing Building Automation System to facilitate efficient control and monitoring of building operations



6 Adelaide Street East, Suit #700
Toronto, Canada

Location: 6 Adelaide St. East
Status: Completed 2024
Size: 5,810 sq ft.
Budget: \$ 1.7 M

6 Adelaide, Suite 700

Commissioned by Dream Office REIT, the project at 6 Adelaide, Suite 700 involved a comprehensive office build-out covering an area of 5,810 square feet. The construction, executed with a budget of \$690,000, aimed to deliver a modern, functional, and aesthetically pleasing office space.

Scope of Work:

- Full Office Build-Out:
 - Complete interior renovation of Suite 700.
 - Implementation of new mechanical and electrical (M&E) systems tailored to the office’s requirements.
 - Design and construction of workspaces, meeting rooms, and common areas to optimize functionality and flow.
- Interior Office Design:
 - Creation of a contemporary office design that aligns with modern trends and enhances the workspace environment.
 - Selection of high-quality finishes and fixtures to ensure durability and aesthetic appeal.
 - Integration of ergonomic furniture and flexible layout options to accommodate diverse work styles.

Design and Features:

- Modern Finishes:
 - Use of stylish and durable materials for flooring, wall treatments, and ceilings.
- Functional Layout:
 - Design of a space-efficient layout that includes workstations, private offices, meeting rooms, and collaborative areas
- Advanced M&E Systems:
 - Implementation of state-of-the-art mechanical and electrical systems to ensure energy efficiency and occupant comfort.



36 Toronto Street, Suite 1210

Commissioned by Dream Office REIT, the project at 36 Toronto, Suite 1210 involved a turnkey full build-out covering an area of 9,080 square feet. With a budget of \$1.2 million, the construction aimed to deliver a ready-to-use, modern, and efficient office space.

Scope of Work:

- Turnkey Full Build-Out:
 - Comprehensive interior renovation of Suite 1210.
 - Complete installation of mechanical and electrical (M&E) systems.
 - Design and construction of workspaces, meeting rooms, and common areas to ensure optimal functionality and flow.

36 Toronto Street, Suite #1210
Toronto, Canada

Location: 36 Toronto St.
Status: Completed 2024
Size: 9,080 sq ft.
Budget: \$ 1.6 M

PROJECT TEAM

3.0 TEAM

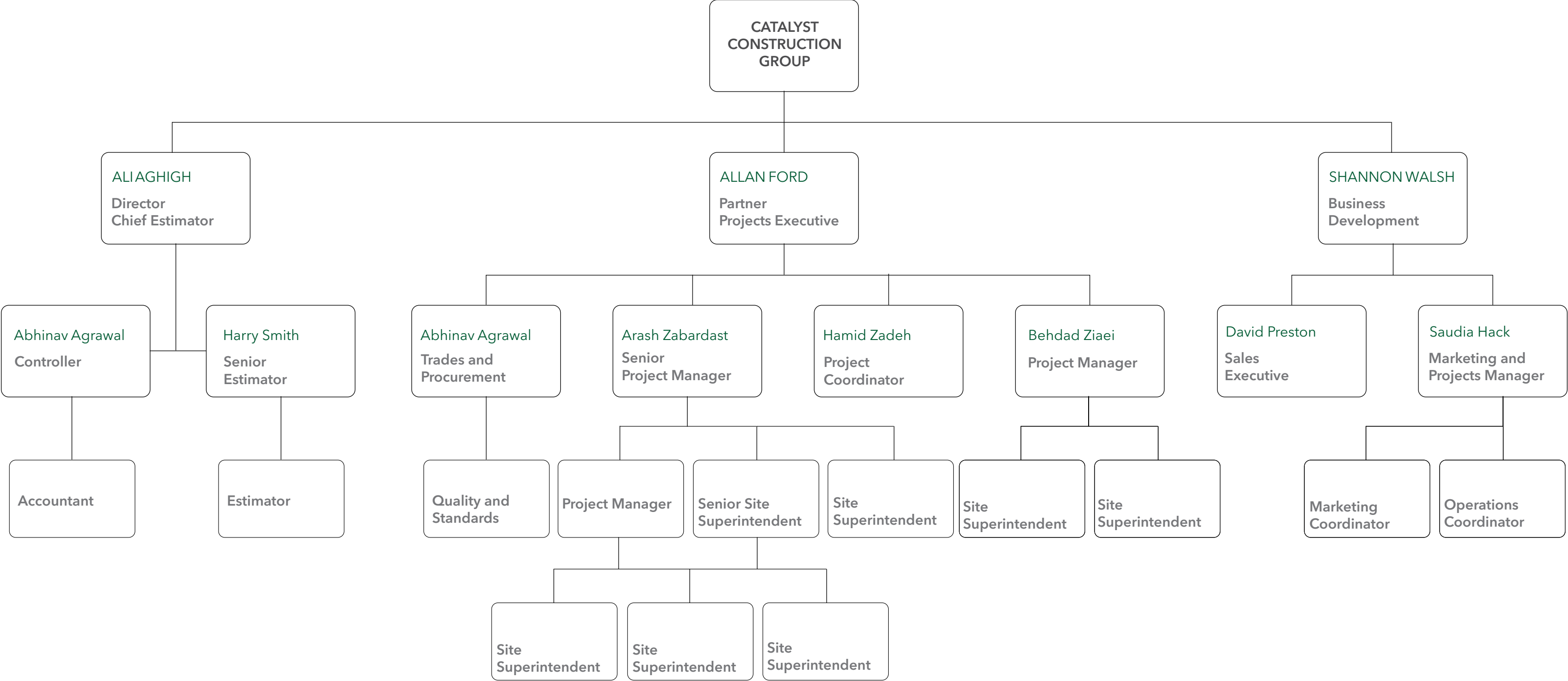
At Catalyst Construction Group, we specialize in assembling top-tier teams with robust team dynamics and a shared history of successful collaboration. We recognize the importance of providing our clients with dedicated and highly skilled teams that can deliver projects with certainty in terms of time, cost, and quality. When you partner with Catalyst Construction Group, that's precisely what you can expect.

The team we've curated for your project boasts a diverse array of backgrounds, extensive experience, and specialized expertise. Each member is a seasoned construction professional with a wealth of knowledge gained from navigating the complexities of numerous projects.

Moreover, our project team members possess pertinent experience and a solid working rapport. Their collaborative efforts enable them to efficiently establish and streamline project objectives, ensuring successful project delivery. Drawing from their expertise and past learnings, they implement best practices while averting potential pitfalls.

At Catalyst Construction Group, we prioritize integration and collaboration in all our endeavors. We place great emphasis on grasping the goals and key drivers of each project, fostering a cohesive understanding among clients, consultants, and subcontractors. Through our collaborative approach, we unite all stakeholders into a cohesive team, generating innovative solutions that uphold design integrity without compromising the quality of the final product, thereby exceeding our client's expectations.

ACCOUNT MANAGEMENT STRUCTURE





Ali Aghigh, P.Eng, MSc | Director

Self-motivated civil engineer with over 10 years of experience in the construction industry. Over the course of his career, Ali has developed an impressive breadth of experience spanning a diverse variety of industry sectors including the industrial, commercial, institutional, and heavy civil commercial projects.

His extensive experience in the management of large-scale construction projects includes working on numerous projects (residential and commercial) internationally, from pre-design through construction to the commissioning and year-end reviews. Ali serves as the Catalyst for Construction Excellence, with highly diversified experience in project management, scheduling, budgeting, cost control, risk management, and negotiation of contracts. He has represented owners and worked collaboratively with user groups, design teams, construction teams, and with all levels of government.

Career

Catalyst Construction Group

Director

Oct. 2023 - Present

- Leads business development efforts, securing multi-disciplinary projects in residential and commercial sectors.
- Executes bid strategies and analyze project proposals to prepare accurate budget and cost estimate
- Liaise with stakeholders, attend bid meetings, and ensure tender processes are efficiently managed.

Frontier Group of Companies

Assistant Chief Estimator

May 2021 - Sept. 2023

- Spearheaded estimation processes for diverse projects, ensuring comprehensive analysis of technical specifications and drawings.
- Conducted quantity takeoffs, obtained quotations, and negotiated with subcontractors to optimize project costs
- Played a key role in bid meetings and collaborated with project teams to refine scopes and maintain budgets.

GTA General Contractors Ltd.

Construction Estimator

Dec 2019 - May 2021

- Participated in identifying and pursuing prospective projects, analyzing bid items, and soliciting prices from subcontractors.
- Prepared detailed estimates of materials, labor, and subcontractor costs, contributing to successful bid acquisitions.
- Maintained tender processes and conducted administrative tasks to ensure smooth operations.

Shannon Walsh | Director of Business Development

Shannon is an accomplished business development and growth strategist with more than 20 years of experience building high-value partnerships across retail, commercial development, construction-adjacent industries, and national CPG sectors. As Director of Business Development at Catalyst Construction, Shannon leads strategic market expansion, client engagement, and partnership development with architects, developers, and commercial property owners.

Known for her ability to open new markets and build long-term, revenue-driving relationships, Shannon brings a proven track record of securing major national accounts, navigating complex projects, and delivering exceptional client experience from concept to completion. She has led large-scale commercial portfolios, directed national sales teams, and driven multimillion-dollar growth initiatives for leading North American organizations, including divisions of Southern Glazer’s Wine & Spirits.

Shannon is valued for her collaborative, solutions-oriented approach—working closely with architects, project managers, engineering teams, and executive stakeholders to align project goals, streamline communication, and ensure excellence at every stage of the build process. Her strength lies in understanding client vision, anticipating needs, and connecting them with innovative, cost-effective construction solutions that elevate outcomes and support long-term partnerships.

Passionate about modern design, user experience, and building spaces that support both function and community, Shannon is committed to expanding Catalyst Construction’s footprint through trust, integrity, and outstanding client service.



Allan Ford | Projects Executive

Allan Ford is a seasoned Construction Project Manager with 8 years of experience in the industry. He has successfully led projects in the commercial, healthcare, education, retail, and municipal sectors. Allen excels in project management, scheduling, budgeting, cost control, and risk management. He is skilled at negotiating contracts and collaborating with clients, design teams, construction teams, and government agencies. Allen’s focus on efficiency and quality ensures every project is completed on time and within budget. With Allen Ford as your Catalyst to Success, your construction project is in capable hands, poised for excellence from inception to completion.

Career

Catalyst Construction Group

Construction Project Manager

Oct. 2023 - Present

- Leading comprehensive construction projects from initial planning through to completion, ensuring all phases are executed seamlessly and on schedule.
- Overseeing the procurement and logistics of materials, equipment, and labor to ensure timely delivery and optimal use of resources.
- Implementing robust project management methodologies to identify potential risks early, devising mitigation strategies to keep projects on track and within budget.
- Monitoring project progress through detailed performance metrics, providing transparent and regular updates to stakeholders, and making data-driven decisions to enhance project outcomes.

Specialty Product Hardware Ltd. (SPH)

Vice President Of Sales & Business Development

Dec. 2019 - Nov. 2023

- Acted as the primary point of contact, ensured exceptional customer service and personalized hardware solutions, built long-term client relationships based on trust and satisfaction.
- Coordinated effectively with internal sales, marketing, product development teams, and external partners, oversaw procurement and logistics to ensure timely delivery and optimal resource utilization for client projects.
- Maintained rigorous quality and compliance oversight, conducted regular audits, and ensured continuous improvement to deliver excellence in hardware product sales and service delivery.

Training

- Blue Print Reading And Estimating
- Level 1 Aerial Lifts & Arial Platforms
- Certficate Standard First Aid CPR/AED
- Level C Working At Heights Smart Service

Education

London, Ontario

Algonquin College

Electrical Eng. Technology/Technicians

Behdad Ziaei | Project Manager

Behdad Ziaei is a strategic and technically driven Construction Project Manager with a strong background in mechanical engineering and commercial construction management. With a decade of combined experience across interior fit-outs, institutional upgrades, and complex fast-track projects, Behdad is known for bridging engineering precision with practical field execution. He leads multidisciplinary teams, manages budgets and schedules with accuracy, and maintains exceptional client relationships while ensuring projects are delivered safely, on time, and within budget.

Career

Catalyst Construction Group

Project Manager

Apr. 2023 - Present

- Leads commercial interior fit-outs and institutional renovation projects, managing all phases from pre-construction to handover with a focus on quality, safety, and schedule adherence.
- Coordinates estimating, budgeting, procurement, RFIs, submittals, CCNs, and progress billings to ensure full contractual and documentation compliance.
- Acts as the primary liaison with clients, consultants, and subcontractors, resolving architectural, structural, and MEP coordination issues and providing practical on-site solutions.

Catalyst Construction Group

Construction Site Supervisor / Coordinator / Estimator

Mar. 2021 - Apr. 2023

- Directed site operations for multiple commercial fit-out and renovation projects, ensuring smooth execution of all phases.
- Supervised subcontractors and trades, coordinated inspections, and maintained compliance with Ontario Building Code and COR standards.
- Prepared daily site logs, tracked manpower, and verified work progress for accurate reporting and payment certification.

Training

- PMP Certification (In Progress)
- Working at Heights (Ontario Certified)
- WHMIS | COR | First Aid & Safety

Education

Toronto, Ontario

Seneca College

Business Management

Tehran, Iran

Azad University

Mechanical Engineering

Bachelor of Sciece



Isac Iphraimov | Site Supervisor

Strategic and technically driven Construction Project Manager with a decade of combined experience in mechanical engineering and construction management, successfully delivering commercial interior fit-outs and institutional projects up to \$10 million. Adept in leading multidisciplinary teams, managing budgets and schedules, and maintaining exceptional client relations. Known for bridging engineering precision with field execution and management excellence, ensuring projects are completed safely, on schedule, and within budget.

Career

Catalyst Construction Group	Sept. 2025 - Present
Site Supervisor	
- Develops and maintains comprehensive project schedules using advanced project management software. - Implements quality control measures, enhancing compliance with safety regulations and industry standards. - Analyzes project risks, developing mitigation strategies to minimize potential disruptions.	
The SynRG Group Construction Partners	Oct. 2021 - Mar. 2025
Site Supervisor / Coordinator / Estimator	
- Performed quantity take-offs and developed competitive bid packages for large-scale condo and hotel projects, including Hilton and Marriott properties. - Led bid comparison presentations for ownership teams, outlining contractor inclusions, exclusions, and value alignment. - Negotiated with subcontractors to bring proposals in line with project budgets and client expectations.	

Training

- WHMIS
- COR
- First Aid & Safety

Education

Toronto, Ontario
George Brown College
Construction Management
Bachelor of Technology, Honours

Nima Mirabi | Project Coordinator

A dedicated construction professional with a Post-Graduate Certificate in Construction Management and over six years of progressive experience in residential, commercial, and restoration projects. Skilled in project coordination, budgeting, scheduling, and project documentation, with hands-on experience supporting Project Managers and senior leadership in managing in-suite and capital work, tracking project costs and timelines, coordinating site access, and facilitating communication among stakeholders. Highly organized, detail-oriented, and adaptable in fast-paced environments, bringing strong communication skills and a proven ability to manage priorities and support successful project delivery.

Career

Catalyst Construction Group	Aug. 2025 - Present
Project Manager	
- Worked with subcontractors, consultants, and project managers to ensure design alignment and meet deadlines. - Conducted site inspections to ensure installations met drawings and OHSA safety standards. - Prepared and submitted prequalification and bids documents in Bids and Tender portal.	
Dream Office REIT	May 2025 - Aug. 2025
Assistant Project Manager	
- Managed deficiencies, assisted with PDIs, and coordinated with city inspectors to close permits. - Tracked project schedules, costs, and progress, supported CapEx executions; ensured consistent reporting and followed up on consultant and contractor deliverables. Prepared safety reports on eCompliance portal. - Prepared submission materials and tracked project progress, took meeting minutes, documented data.	

Training

- Working at Heights (Ontario Certified)
- Certificate of Construction Project Management |Columbia University, USA

Education

Toronto, Ontario
George Brown College
Construction Management
Post Graduate

Iran
Sooreh University
Architecture Engineering Masters



Hamid Zadeh | Project Coordinator

Experienced Construction Site Coordinator with a strong background in construction management, subcontractor management, and site safety. Successfully coordinated 40+ million-dollar project. Proven track record in coordinating complex projects, ensuring compliance with health and safety regulations, and maintaining effective communication between office and field teams. Adept at scheduling, budgeting, and problem-solving, with a focus on quality assurance. Proficient in Microsoft Office and familiar with industry-standard software such as ProCore. Holds a Bachelor of Construction Management and a valid "G" driving license.

Career

Catalyst Construction Group Sept. 2025 - Present
Project Coordinator

- Coordinated with project teams to maintain and update site drawings, documentation, and records.
- Managed the Site Safety Board and ensured compliance with Health & Safety regulations and Ministry of Labor requirements.
- Attended weekly site safety meetings, prepared detailed minutes, and distributed them to all stakeholders.
- Supported on-time project delivery by optimizing schedules and assisting with recovery planning.
- Ensuring scope changes and additional costs were properly documented and approved through formal procedures.

BLT Construction Services Aug. 2024 - Mar. 2025
Site Coordinator

- Coordinated with the project team to maintain and update all site drawings and documentation.
- Maintained the Site Safety Board and ensured compliance with Health & Safety and Ministry of Labour requirements.
- Attended weekly Site Safety meetings and prepared detailed minutes for distribution.
- Contributed to early project completion by optimizing scheduling and managing recovery plans.
- Ensured all scope changes and extra costs followed formal approval and documentation procedures.
- Managed daily receipt and coding of material and equipment deliveries.
- Sent and tracked RFIs using ProCore to ensure timely responses aligned with the project schedule.
- Created daily task lists, weekly look-ahead schedules, and tracked project deficiencies for timely resolution.

Training

- WHMIS
- AODA
- Spill Response
- Asbestos Awareness

Education

Bachelor of Construction Management

Alireza Zarepour | Project Coordinator

Motivated and detail-oriented construction professional with 7+ years of combined hands-on construction and project management experience. Skilled in budgeting, scheduling, cost reporting, estimating, procurement, and documentation, while also experienced in executing residential renovations and construction projects from planning to completion.

Strong communicator with proven ability to collaborate with suppliers, subcontractors, and clients to keep projects on track. Recognized for reliability, adaptability, and teamwork, with a strong eagerness to learn, grow, and advance my career in project management.

Career

Catalyst Construction Group Sep. 2025 - Present
Project Coordinator

- Coordinates with project teams to maintain and update site drawings, documentation, and records.
- Manages the Site Safety Board ensuring compliance with Health & Safety regulations and Ministry of Labor requirements.
- Attends weekly site safety meetings, prepares detailed minutes, and distributes them to all stakeholders.
- Supports on-time project delivery by optimizing schedules and assisting with recovery planning.
- Ensures scope changes and additional costs are properly documented and approved through formal procedures.

Akkaya Construction Feb. 2023 - Aug. 2025
Project Coordinator

- Coordinated material selection and procurement from various suppliers and scheduled both in-person and remote consultations.
- Oversaw execution from demolition to final installation, ensuring proper removal and replacement of building elements.
- Verified quality of installations and maintained compliance with client expectations and building safety standards. Effectively manages materials and equipment on-site, optimizing resources to minimize waste and reduce costs.

Training

- Working at Heights
- First Aid
- CPR
- AODA

Education

Ottawa, Ontario
YMCA
Home Building Apprenticeship

IAU
Civil Engineering BASc

PRECONSTRUCTION STRATEGY & APPROACH

Before initiating any construction endeavors, our team offers unmatched preconstruction management services aimed at minimizing project risks and guaranteeing seamless coordination of design and project documentation. Comprising seasoned professionals, our pre-construction team collaborates with clients, their consultants, and relevant authorities to anticipate potential construction hurdles and suggest avenues for cost and time efficiencies. Throughout the preconstruction phase, our team diligently focuses on the following key aspects in close partnership with project members:

DESIGN MANAGEMENT

We actively collaborate with our clients and their consultants, facilitating constructive engagement to oversee constructability, technical solutions, design-assist, costing, scheduling, and budgeting for the project. This approach allows us to promptly identify, manage, and resolve any lingering design issues, streamlining the coordination of all facets of building construction and its documentation.

ESTIMATING

We create, oversee, and monitor the project budget from its initiation to completion. As part of our design management strategy, we establish a design deliverables schedule that outlines the various stages of design development and advancement, ensuring that design modifications are incorporated into the budget at crucial milestones to encompass all expenses.

DRAWING REVIEW & COORDINATION

Through comprehensive coordination efforts at every stage of design progression, we effectively reduce RFIs and minimize change orders once onsite work begins. Our early engagement allows our pre-construction team to gain profound insight into the project scope, enabling us to aid in the coordination of project design documentation. This, in turn, helps mitigate any information gaps within the project documentation.

SCHEDULE MANAGEMENT

We create a customized project schedule using Microsoft Project, incorporating design deliverables, procurement, construction, commissioning, and substantial completion dates tailored to our client's desired milestones. Once established, we utilize the project schedule to monitor, document, and report progress on a monthly basis.

PROJECT PERMIT & REGULATORY AUTHORITY MANAGEMENT

We are experienced in dealing with the relevant city regulatory authorities for all by law, zoning, approval, permit and guideline requirements. The coordination of the building permit and certificates of occupancy required by authorities having jurisdiction for the duration of the project can be managed by the project team, if required.

PROCUREMENT STRATEGY

Our team will work with all design disciplines to establish design deliverable milestones, which we will link to our sequential tendering process. We will establish our procurement and tendering schedule accordingly in order to make sure the critical packages and long lead items are addressed at the earliest opportunity during the design development stages.

4.0 PROJECT METHODOLOGY

CONSTRUCTION MANAGEMENT METHODOLOGY & APPROACH

As part of Catalyst Construction’s project approach, we disseminate crucial information to the project team, owner, consultants, and all other stakeholders to aid in the comprehensive management of the project and to address any potential risks throughout the construction process. The following outlines the key methods utilized:

BUDGET AND SCHEDULE

An initial budget and schedule are formulated and presented to the Owner and consultants for early review and feedback in the project’s inception phase. The significance of establishing these elements cannot be overstated, as they offer the Owner a transparent overview of project costs and ensure alignment with their scheduling objectives.

BUDGETING

- Create a project budget upon receipt of project requirements.
- Develop a construction budget using drawings and specifications by the conclusion of the schematic design phase, subject to Owner approval.
- Continuously update and refine estimates for Owner approval as drawings and specifications progress.
- Regularly meet with the Owner to assess project budget status and offer recommendations for corrective measures if certain items exceed budgetary constraints.
- Provide ongoing construction budget estimates throughout the design process for Owner review and approval, issuing formal budget updates on agreed-upon milestone dates.

ESTIMATING

Catalyst Construction will develop an initial construction schedule outlining consultant drawings, approvals, and all construction prerequisites. This schedule ensures project alignment across consultant design work, municipal approvals, and anticipated construction phases. Regular monitoring and updates will be conducted as drawings and approvals progress.

Upon receipt of approvals for construction drawings, Catalyst Construction will furnish the Owner and consultant team with a comprehensive construction schedule for review and endorsement. Our project manager will subsequently update the schedule monthly to reflect actual on-site construction progress.

Our schedules feature milestones highlighting crucial deliverables concerning subcontractor procurement, shop drawing approvals, and key critical items. Deadlines will be clearly communicated and actively managed by our project manager. Long lead items will be identified and flagged as critical to prevent construction schedule delays.

Vigilant schedule monitoring is essential for project success. Any deviations from the schedule, whether on the critical path or not, will be promptly addressed. Our project manager will assess delayed activities and determine their completion timeline. Should a delay impact the overall project schedule, Catalyst Construction will prioritize the activity to ensure timely completion and schedule adherence.

DRAWING AND SPECIFICATION COORDINATION

- Catalyst Construction meticulously cross reference drawings and specifications across various design phases to ensure seamless alignment of contract documents throughout the project’s entirety.
- We diligently review drawings and specifications as they progress, offering alternative solutions whenever design intricacies impact construction feasibility or schedules.
- Throughout our thorough review of contract documents, Catalyst Construction will provide recommendations concerning bid tender package requirements to streamline the bidding and awarding of trade contracts. Factors like time, performance, labor availability, overlapping trade jurisdictions, and temporary facilities provisions will be carefully considered in our guidance.

COST CONTROL

- Catalyst Construction will implement a cost control initiative with monthly reporting, synchronized with tender schedules. We will continually update and enhance the approved project construction budget, promptly integrating approved changes.
- Prompt reporting of any disparities between actual and budgeted/estimated costs will be ensured, with immediate communication to the Owner and consultants if projected costs exceed approved budget amounts. A structured system for preparing, reviewing, and processing changes in the work will be established. We will propose necessary or beneficial alterations to the design team, scrutinize change requests, present recommendations to the design team, and provide negotiation assistance as required.
- Develop a comprehensive cash flow overview

derived from the approved final budget for the Owner’s evaluation and endorsement.

- A structured process for reviewing, certifying, processing, and remitting progress and final payment applications.
- Manage accounting records and grant the Owner full access to all documentation.
- Establish and oversee procedures to facilitate the retrieval of any eligible tax rebates.

PROJECT STAFFING

We’ll create a staffing matrix detailing manpower requirements and cost projections for the project’s duration. Our sites will be staffed with a dedicated team overseeing the entire construction process, ensuring adherence to project schedules and quality standards.

PERMIT AND MUNICIPAL APPROVALS

Upon request by the Owner and for an extra fee, we will aid in the preparation and submission of necessary permits and other construction-related agreements. These may include, but are not limited to, permits for demolition, shoring, excavation, servicing, hoarding, foundation, superstructure, plumbing, HVAC, encroachments, dewatering, crane swings, tie backs, public road access, temporary road closures, and utility connections. Additionally, we will develop a permit schedule outlining milestone dates for permit submissions and approvals.

CONSTRUCTION PLANNING

Catalyst Construction will craft a comprehensive construction management plan for the project. This plan will detail site offices, temporary service facilities, site access and egress, hoarding, lay down and storage areas, crane locations, and other site elements. We will collaborate closely with the Owner and their operational staff to ensure a smooth and uninterrupted transition between different construction stages.

The construction plan and schedule will spotlight long lead deliveries and outline strategies to mitigate potential delays. Catalyst Construction will meticulously identify and pre-order any long lead items through strategic planning with awarded subcontractors.

CONSTRUCTION

- Oversee coordination and general construction management for the project.
- Offer comprehensive management and supervision services necessary to complete project construction based on the approved schedule, construction documents, and within the allocated budget.
- Conclude the construction management plan developed during the pre-construction phase of the project.
- Arrange for procurement and installation of temporary power essential for construction and project operation.
- Manage the installation of all necessary hoarding and site protection. Coordinate the setup of essential site office facilities, such as trailers and temporary washroom facilities.
- Supervise subcontractor work, ensuring compliance with contract documents by coordinating as needed.

- Schedule and facilitate progress meetings with the consultant team and Owner to discuss general site progress and scheduling.
- Monitor the schedule regularly as construction progresses, preparing short-term lookahead schedules to assist in the process. Identify potential variances between scheduled and probable completion dates, reviewing for incomplete or unstarted work and recommending schedule adjustments to meet probable completion dates. Document all changes and update the schedule accordingly.
- Assess the adequacy of subcontractors' personnel, equipment, and material availability to meet the schedule. Provide guidance on appropriate action if subcontract requirements are not met.
- Ensure all construction activities on the project adhere to Catalyst Construction Health and Safety policy and Ministry of Labour regulations.
- Prepare, issue, monitor, implement, and coordinate all Requests for Information (RFIs) resulting from unforeseen site conditions.
- Continuously monitor and communicate to the Owner and consultants any potential concerns and risks arising from unforeseen site conditions or design changes that may affect the construction schedule and incur additional costs.
- Document, monitor, and supervise the resolution of all deficiency items identified by the Owner and consultant teams. Ensure timely completion of these deficiencies as per the project schedule requirements.
- Coordinate, manage and supervise preparation of required mock-ups for the Owner and consultants, including all reviews and approvals; inclusive of all building envelope items (windows, aluminum panel, siding, etc.) as well as all interior finishes.

- Schedule and conduct all required municipal inspections related to the occupancy of the project, including but not limited to building, fire, life safety and site servicing inspections.
- Manage and coordinate testing and commissioning of all equipment installed in the project.
- Coordinate, manage and supervise completion of all project closeout deficiencies and outstanding items identified and reported by the Owner and consultant team.

QUALITY CONTROL

- Catalyst Construction is dedicated to overseeing a process ensuring timely and budget-conscious onsite construction, all while maintaining exceptional quality and workmanship standards. We prioritize the development of a quality control plan during the pre-construction phase. The goal is to thoroughly review construction details with the consultant team and identify plan components. Quality control procedures, assurance methods, testing and inspection requirements, and environmental considerations will all be integral to this plan.
- The project manager at Catalyst Construction will formulate, distribute, implement, and supervise a quality assurance program, subject to approval by both the Owner and the consultant team. This plan, once enacted, will prevent rework and lead to the highest quality project completion achievable.
- As part of this process, Catalyst Construction prequalifies its subcontractors prior to the tender process. It is our intent to only engage subcontractors that are fully qualified and financially capable, to meet the objectives and quality requirements of the project.

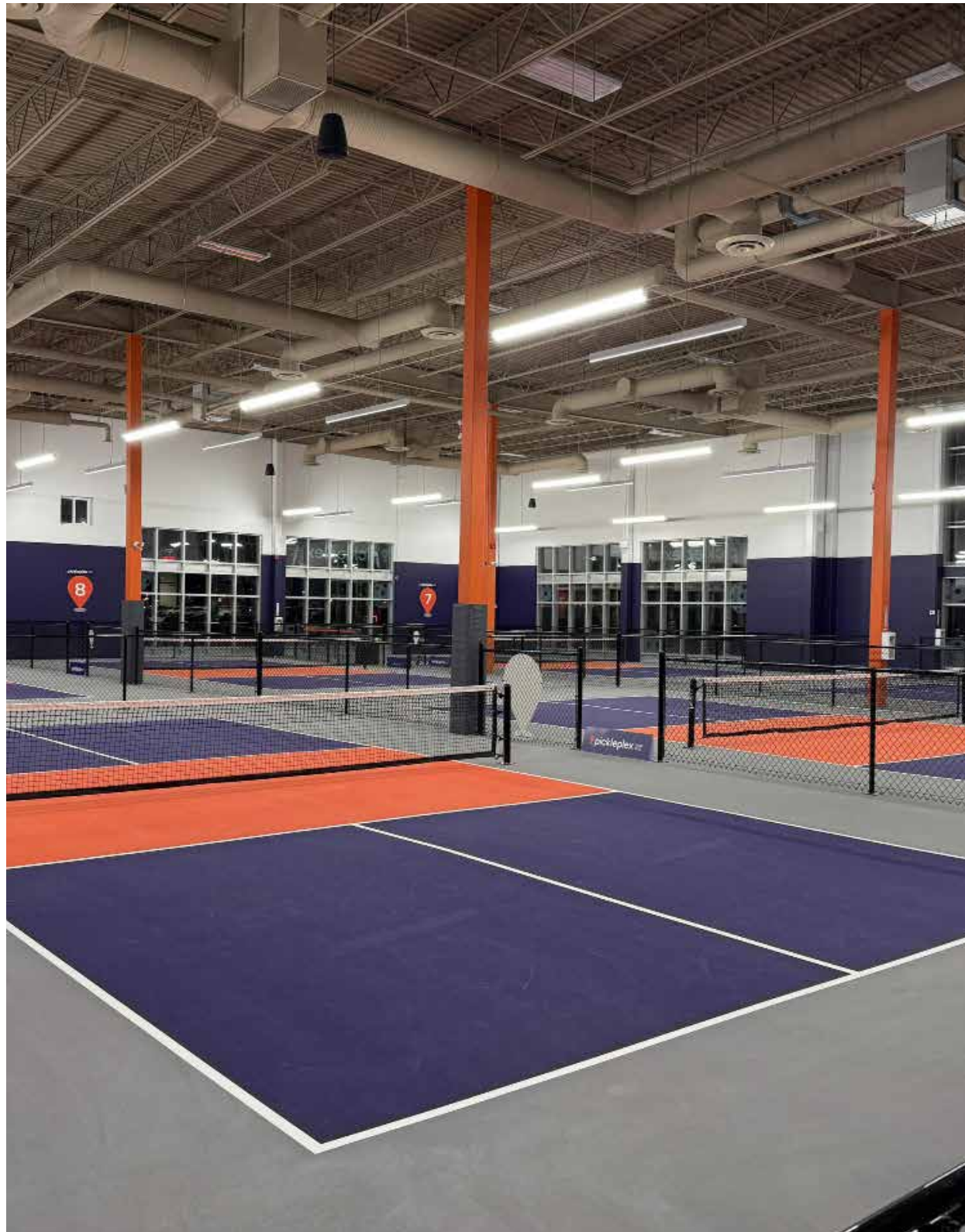
- The project manager at Catalyst Construction will initiate and record job site pre-installation meetings with each subcontractor prior to the commencement of the installation of any new and significant building elements.

DEFICIENCY APPROACH & CORRECTIVE ACTION PLAN

- Catalyst Group conducts inspections at different construction stages to verify the completeness of suites and the overall building. These inspections guarantee the highest quality standards are consistently met by our staff and subcontractors.
- Catalyst Group employs a checklist reporting system to ensure projects are executed in an organized and professional manner, with all deficiencies monitored, addressed, and updated in real time.

OCCUPANCY

- Our project manager and site superintendent will coordinate closely with the Owner's operations team to facilitate the efficient commissioning and turnover of the new building. We will oversee the check-out of utilities, operational systems, and equipment for readiness, providing assistance during start-up and testing. A training program for the operations staff will be incorporated as part of the commissioning process. Additionally, weekly updated schedules will be issued to ensure a seamless transition from construction to occupancy.



SAFETY AND QUALITY CONTROL

At Catalyst Construction, safety and quality control are paramount in all our endeavors. We maintain an unwavering dedication to excellence, placing the safety and well-being of our team members, clients, and communities at the forefront of our operations. The following outlines our approach to ensuring safety and quality control:

1. **Pre-Job Safety Planning:** Assess project hazards specific to the environmental conditions where the project will occur. Prepare a written document outlining the inherent hazards linked to the project and delineate proactive strategies to minimize all hazards and liabilities.
2. **Traffic Control Planning:** In accordance with the site-specific engineered plans, assess the risks related to the general public, roadway, site access, and egress. Formulate, execute, and provide training to staff and employees on a traffic management and pedestrian safety plan.
3. **Risk Prevention:** Each week, conduct critical action planning to identify any tasks or processes falling outside the normal scope of work. Assess the associated risk level and devise mitigation strategies to minimize the risk.
4. **Safe Work Procedures:** For tasks with elevated risk levels, SWPs will be formulated by either the respective trade or the safety manager. These documents will delineate the step-by-step procedures for executing the work and outline the safety measures to be implemented.
5. **Site-Specific Audit Tools:** Continuous assessment of subtrade work is documented daily as the site superintendent conducts site walks with the Health and Safety Site Inspection Report. This practice allows safety management personnel to deploy preventive measures before any serious injuries or incidents arise.
6. **Equipment Safety:** Implement proactive document management practices to guarantee that all provided equipment complies with regulatory standards and undergoes inspections.
7. **Permits:** Reducing trade risks through management control methods:
 - Issuance of hot work permits
 - Issuance of after-hours work permits
 - Issuance of confined space permits
 - Scaffold tag permits

PROJECT CLOSE OUT

Catalyst Construction has a dedicated project closeout team focused on assembling and completing all necessary documentation for the project's total completion. Catalyst Construction assists the Owner in enforcing, coordinating, managing, and supervising all trade contractor warranties on the project.

- Coordinate with the payment certifier to obtain certification of total performance and provide written notice to the Owner and consultant team that the work is ready for final inspection.
- In accordance with applicable legislation, coordinate with the payment certifier to issue the necessary certificates of substantial performance and work with the consultant to prepare a list of incomplete or unsatisfactory items, along with a schedule for their completion.

CLOSE-OUT DOCUMENTATION

- Coordinate with the consultant team to issue all necessary certificates and documentation for the substantial completion of the work.
- Confirm the total completion of the project and assist the Owner and consultant team in issuing the total completion certificates.
- Assemble and provide the Owner and design team with all required subcontractor declarations of last supply and bond waivers, where applicable.
- Upon project completion, deliver copies of all records to the Owner as mutually agreed.
- Obtain and transmit warranties, releases, bonds, waivers, attic stock, manuals, and as-built drawings to the consultant as received.
- Review and approve the release of holdback payments in accordance with the Construction Lien Act.
- Prepare project closeout documentation, including as-built drawings, warranties, operation and maintenance manuals, and all project documents accumulated over the project's duration.
- Arrange and cover the cost of publishing the certificate of substantial performance of the work.

TURNOVER OF FACILITIES, EQUIPMENT AND SERVICES

- Coordinate all necessary training and ensure a smooth transition of building operations to the property management, maintenance staff, and contractors appointed by the Owner.
- Alongside the Owner's maintenance personnel and the consultant, oversee the checkout of utilities, operational systems, and equipment to ensure readiness.
- Assist subcontractors with the initial start-up and testing of these systems.
- Hand over all keys and attic stock to the Owner.
- Maintain a close relationship with the Owner's specified operating staff to ensure a smooth and proper project takeover.
- Assist the Owner in administering subcontractor warranties.



UNDERSTANDING SCOPE OF WORK

Pre-Construction Phase: Catalyst Construction will conduct thorough site assessments and surveys to gather essential data for design and construction planning. This will enable us to identify any potential challenges and develop effective strategies to address them. Our team will work closely with architects, engineers, and consultants to develop detailed plans and specifications, taking into account your specific requirements and preferences. Furthermore, we will create a comprehensive project schedule and establish a budget that aligns with your expectations and constraints.

Demolition & Site Preparation: To pave the way for the construction activities, our team will undertake the necessary demolition work, demolishing existing structures or portions of the facility as required. We will ensure that the demolition process is conducted safely and efficiently, adhering to all relevant safety protocols. Once the demolition is complete, we will clear the site of debris and prepare the land for the upcoming construction activities.

Foundation and Structural Work: Our highly skilled team will handle the excavation and construction of the foundation for the new addition. We will employ the latest techniques and high-quality materials to ensure a robust and durable foundation. Additionally, we will construct the structural framework for the two-storey addition, including columns, beams, and load-bearing walls, adhering to industry standards and regulations.

Construction of New Addition: The construction of the new addition will involve the erection of a two-storey structure that will house the arena ice pad, gymnasium, and dance studios. We will install the necessary HVAC systems to provide optimal heating, ventilation, and air conditioning for the facility. Moreover, we will construct walls, partitions,

and ceilings in accordance with the architectural and design plans. Additionally, we will ensure the installation of electrical and plumbing systems that meet the facility's specific requirements. The implementation of fire protection systems and other necessary safety measures will guarantee a secure environment for all occupants.

Renovation Work: We will upgrade and renovate the existing area, covering approximately 39,000 square feet. Our skilled team will modify existing spaces to seamlessly integrate them with the new addition, ensuring a cohesive and functional facility. Renovations will include enhancements to restrooms, locker rooms, and other necessary facilities, bringing them up to modern standards while maintaining their functionality and aesthetics.

Interior Finishes: Our team will pay meticulous attention to the interior finishes to create a visually pleasing and functional space. This will involve the application of flooring, paint, and wall coverings, carefully selected to meet your design preferences and durability requirements. We will install lighting fixtures, switches, and electrical outlets, ensuring an optimal lighting solution for each area of the facility. Additionally, our skilled craftsmen will construct and install cabinetry, counters, and other custom fixtures to enhance the functionality and aesthetics of the facility. We will ensure full compliance with accessibility and safety codes throughout the interior finishes phase.

Exterior Work: The exterior of the facility will be constructed to provide an attractive and welcoming appearance. Our team will construct exterior walls, facades, and entrances, utilizing high-quality materials and techniques to achieve durability and architectural excellence. Furthermore, we will undertake professional landscaping of the surrounding areas, including parking lots and pedestrian pathways, creating an aesthetically pleasing and functional outdoor environment. Outdoor lighting, signage, and other necessary exterior features will be installed to enhance the overall appearance and functionality of the facility.

Quality Control and Inspections: To ensure the highest quality standards are met, we will implement a comprehensive quality control plan throughout the project. Our team will conduct regular inspections at various stages of the construction process to verify the quality of workmanship and adherence to specifications and standards. In the event that any deficiencies or issues are identified during inspections, we will promptly address them, taking corrective measures to maintain the highest level of quality throughout the project.

Project Management: Our dedicated project management team will oversee all aspects of the project, ensuring its smooth and efficient execution. We will coordinate and manage subcontractors, suppliers, and vendors to ensure timely delivery of materials and services. Our team will closely monitor the project schedule, budget, and resources, making adjustments as necessary to maintain progress and meet deadlines. Effective communication among all project stakeholders will be facilitated to ensure transparency and prompt resolution of any issues or concerns that may arise. We will proactively manage conflicts and mitigate risks to ensure the successful completion of the project.

Project Closeout: As the project nears completion, we will undertake all necessary steps for a seamless project closeout. This will include completing final inspections and obtaining the necessary certifications to ensure regulatory compliance. We will conduct a thorough punch-list walkthrough to address any outstanding items and ensure that all aspects of the project are functioning as intended. Furthermore, we will provide you with all relevant documentation, warranties, and operation manuals, ensuring that you have the necessary information to operate and maintain the facility effectively. Our team will facilitate a smooth transition and handover of the facility, ensuring your satisfaction with the completed project.

In conclusion, our company possesses the expertise, experience, and dedication to successfully execute all aspects of this comprehensive construction project. We are confident that our commitment to quality, attention to detail, and effective project management will deliver a facility that meets and exceeds your expectations. We look forward to the opportunity to bring your vision to life and collaborate with you on this project.

PROPOSED APPROACH

Our proposed approach for the project is based on a comprehensive planning and scheduling strategy that incorporates various key elements to ensure successful execution. We are committed to delivering the project on time, within budget, and to the highest quality standards. Our approach includes the following components:

Detailed Planning and Scheduling: We will develop a comprehensive project plan and schedule that outlines all the necessary tasks, milestones, and deadlines. By utilizing advanced project management software, we will track progress, monitor dependencies, and effectively manage resources throughout the project lifecycle.

Parallel Workstreams: To maximize productivity, we will identify critical paths and overlapping activities within the project schedule. By coordinating different construction activities to occur simultaneously, such as site preparation, foundation work, and building construction, we will optimize efficiency and accelerate the project timeline.

Prefabrication and Modular Construction: We will leverage prefabricated components and modular construction methods to expedite the construction process. By fabricating building elements off-site and transporting them for assembly on-site, we can reduce on-site construction time significantly. This approach will enhance efficiency, reduce costs, and maintain the highest quality standards.

Efficient Resource Management: Optimizing resource allocation is crucial for productivity and minimizing downtime. We will carefully manage labor, materials, and equipment to ensure efficient utilization throughout the project. Our just-in-time delivery strategies will prevent excessive storage requirements and enhance on-site efficiency, reducing waste and unnecessary costs.

Construction Phasing: To enable early completion and occupancy of specific areas, we will divide the project into logical phases. By prioritizing critical areas such as the arena ice pad, gymnasium, and dance studios for early completion, we will meet essential functionality requirements and ensure smooth operations.

Regular Communication and Collaboration: We recognize the importance of effective communication and collaboration throughout the project. We will establish clear communication channels and hold regular project meetings to keep all stakeholders informed of progress, issues, and changes. By fostering collaboration among the project team, subcontractors, suppliers, and regulatory authorities, we will ensure seamless coordination and successful project execution.

Quality Control and Inspections: Maintaining the highest quality standards is a top priority for us. We will implement a robust quality control program to ensure adherence to specifications, codes, and standards. Regular inspections and testing will be conducted to identify and resolve any construction deficiencies promptly, ensuring that the final deliverables meet or exceed expectations.

Our comprehensive project approach combines efficient planning, fast-track construction methods, parallel workstreams, prefabrication and modular construction, resource optimization, construction phasing, regular communication and collaboration, and stringent quality control measures. We are confident that our approach will result in the successful and timely completion of the project while meeting the highest standards of quality and client satisfaction.

METHODOLOGY: SITE LOGISTICS, SAFETY

Catalyst Construction recognizes that one of the key challenges for the project is the constraints associated with site access for materials and trade personnel. To address this risk, Catalyst Construction has developed a detailed site logistics plan that outlines the strategy for site access and material delivery.

Site Access: Catalyst Construction has included a comprehensive site logistics plan to ensure smooth access to the construction site. The plan includes designated access points for trade personnel and material delivery. Access to the site for material delivery and trade personnel will be coordinated through the dedicated passenger elevator located on the east side of the building.

Material Delivery: To accommodate larger materials such as drywall and demountable partition glazing, which cannot be transported via the dedicated

passenger elevators, Catalyst Construction intends to install a material hoist on the exterior south portion of the building. The material hoist will be utilized for the delivery of these materials and will also be used for waste removal using buggies of the building. The material hoist will be utilized for the delivery of these materials and will also be used for waste removal using buggies.

Site Permits: Catalyst Construction will obtain the necessary permits and approvals from the relevant authorities to ensure compliance with local regulations. This includes any permits required for temporary closures, if applicable, during material delivery and construction activities.

Waste Removal: A designated waste bin will be placed within the construction site to facilitate the removal of demolition debris, material waste, and packaging. This waste removal strategy will contribute to maintaining a clean and organized construction site, enhancing productivity during the construction process.

Equipment Delivery: Catalyst Construction will coordinate the delivery of equipment, such as the steel platform and rooftop unit (RTU), in alignment with the construction schedule. Any required temporary closures or access arrangements will be coordinated with the appropriate authorities to minimize disruptions and ensure a safe and efficient delivery process.

Safety and Security: Catalyst Construction recognizes the importance of safety and security on the construction site. Measures will be implemented to ensure that only authorized personnel have access to the construction area. Security provisions, including the use of keyed locks and access protocols, will be established to maintain a safe working environment and to prevent unauthorized access. By implementing these site logistics and safety measures, Catalyst Construction aims to address the

challenges associated with site access, optimize material delivery, ensure efficient waste removal, and maintain a secure construction site. These efforts contribute to the overall success and safety of the construction project for the new community.

PROJECT PERSONNEL TEAM

With our extensive experience in working in various locations, we are delighted to nominate personnel who possess comprehensive knowledge and expertise in this specific setting. This approach ensures seamless continuity of services for the project, strengthening the partnership between Catalyst Construction and the desired location.

Catalyst Construction's familiarity with the expectations set forth, including coordination, communication, shut-down requests, and exceptional client service, positions us as the ideal candidate for the project.

Our team's in-depth understanding of any environment guarantees efficient collaboration and effective project management. By leveraging our existing knowledge and established relationships, we are well-equipped to deliver.

With Catalyst Construction, any one can rely on a seasoned partner that possesses the necessary strategic insight, technical proficiency, and operational excellence to surpass expectations. Our commitment to providing exceptional service and our dedication to maintaining a strong client-provider relationship further solidify our suitability for the project. Exceptional results that align precisely with the objectives of the project.