

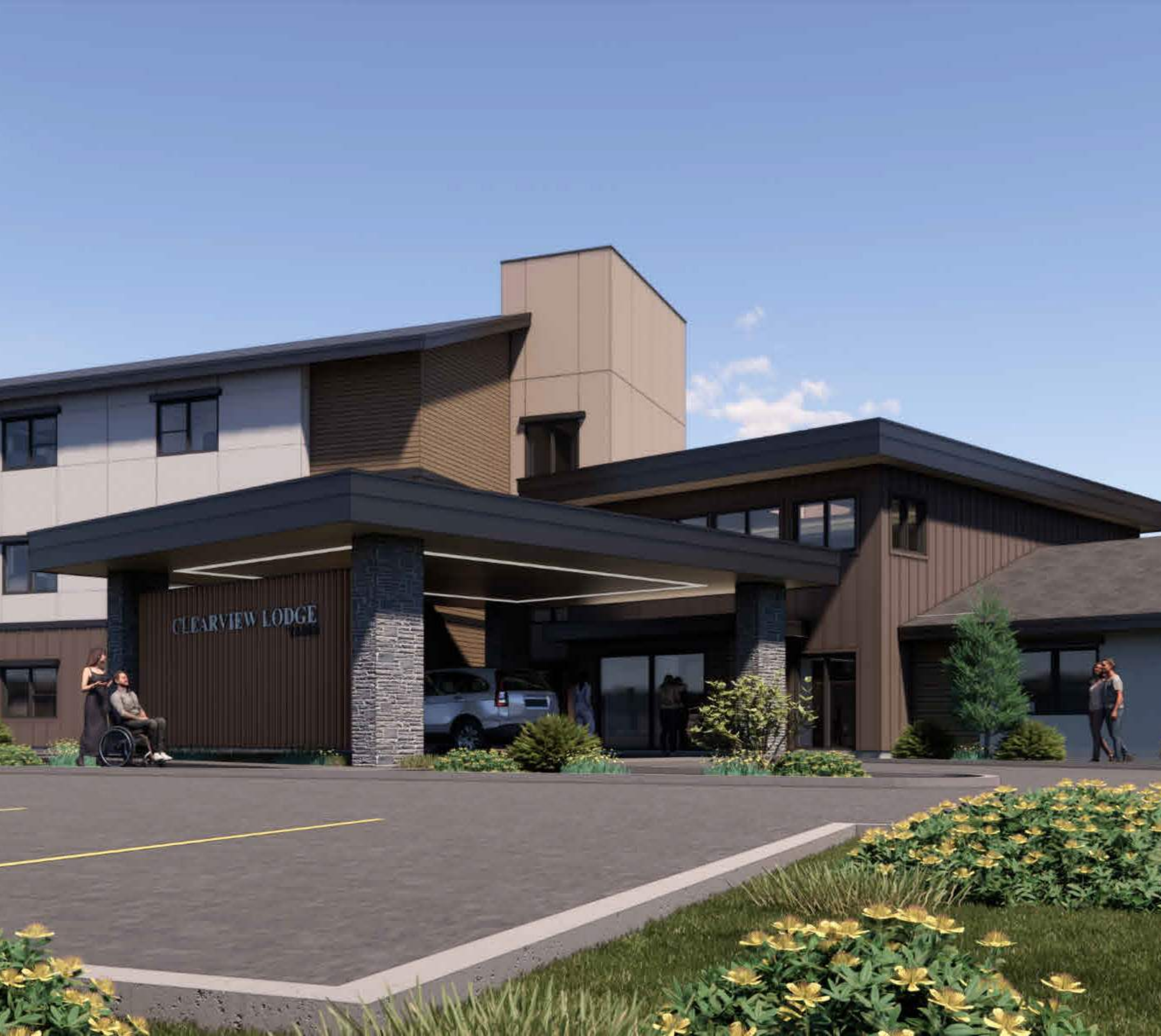
Request for Proposals

Clearview Lodge Expansion & Modernization – Construction Management Services (CCDC 5B)

Issue date: March 13, 2026

Closing Time: 2:00 PM Mountain Time (MT) on: March 30, 2026

OWNER CONTACT PERSON: All enquiries related to this Request for Proposals (RFP), including any requests for information and clarification, are to be directed, via email, to the following person who will respond if time permits: Tim Janzen, Chief Administrative Officer 5318 48 Ave Taber, Alberta, T1G 1S2 Phone: 403-223-2767 Ext 7, Email: timj@taberhsg.ca	
DELIVERY OF PROPOSALS: One complete PDF file not exceeding 10 MB is to be submitted via e-mail as follows: Tim Janzen, Chief Administrative Officer 5318 48 Ave Taber, Alberta, T1G 1S2 Phone: 403-223-2767 Ext 7, Email: timj@taberhsg.ca	
The email’s subject title should be clearly marked “Request for Proposals for Clearview Lodge Expansion & Modernization”.	
PROPOSANTS’ MEETING: Optional proponent meeting: March 19, 2026 at 2pm, at 5318 48 Ave Taber, AB T1G 1S2	
MANDATORY CRITERIA: • Proposal emails with complete Proposal Responses attached in PDF format not exceeding 10 MB must be received in the above noted email inbox prior to the closing date and time. • Proposal must be in English and not sent by mail or facsimile. • A person authorized to sign on behalf of the Proponent must complete and sign the Proponent Section, leaving the rest of this page otherwise unaltered and include this page as the first page of their proposal.	
Proponent Section: The enclosed proposal is submitted in response to the above-referenced Request for Proposals. The proponent is deemed to have read and taken into account all addenda issued by the Owner prior to the deadline. The proponent is requested to confirm that it has received all addenda by listing the addenda numbers, or if no addenda were issued by writing the word “None”, on the following line: <u> 1, 2 </u> . If this section is not completed, the proponent will be deemed to have received all posted addenda. Addenda and all subsequent information will be posted on both the Lethbridge Construction Association (LCA) website (www.buildworkscanada.com) and the Alberta Purchasing Connection (APC) website (www.purchasing.alberta.ca). Through submission of this proposal we agree to all of the terms and conditions of the Request for Proposals and agree that any inconsistent provisions in our proposal will be as if not written and do not exist. We have carefully read and examined the Request for Proposals, including the Administrative Section, and have conducted such other investigations as were prudent and reasonable in preparing the proposal.	
Signature of Authorized Representative: 	Legal Name of Proponent: SKYGRiD Western Construction Inc.
Printed Name of Authorized Representative: Jason Heideman	Address of Proponent: Hanson Square, Lower Mount Royal 400–909 17 th Ave. SW Calgary, AB T2T 0A4
Title: Executive Vice President, Strategic Initiatives & Client Relations	Email: jheideman@skygrid.ca
Phone: (416) 834-3907	



SKYGRiD

CLEARVIEW LODGE

Expansion & Modernization

SKYGRiD'S RESPONSE TO TABER & DISTRICT HOUSING FOUNDATION'S REQUEST FOR PROPOSALS FOR CONSTRUCTION MANAGEMENT SERVICES FOR THE **CLEARVIEW LODGE EXPANSION & MODERNIZATION PROJECT.**

March 30, 2026

Submitted to:
Tim Janzen
Chief Administrative Officer
Taber & District Housing Foundation
5318 48 Ave.
Taber, AB T1G 1S2
(403) 223-2767 ext. 7
timj@taberhsg.ca

Submitted by:
Shayne Price
Business Manager, Western Canada
SKYGRiD Western Construction Inc.
Hanson Square, Lower Mount Royal
400-909 17th Ave. SW
Calgary, AB T2T 0A4
(604) 353-6976
sprice@SKYGRiD.ca



March 30, 2026

Tim Janzen
Chief Administrative Officer
Taber & District Housing Foundation
5318 48 Ave.
Taber, AB T1G 1S2

RE: Request for Proposals for Construction Management Services for the Clearview Lodge Expansion & Modernization Project

Dear Mr. Janzen,

SKYGRiD Construction Inc. is very pleased to submit our proposal to provide Construction Management services for the Clearview Lodge Expansion & Modernization Project. We welcome the opportunity to partner with Taber & District Housing Foundation on a project that enhances seniors' housing while safeguarding the comfort, dignity, and safety of current residents.

We understand the defining challenge of this project will be delivering a significant expansion and renovation within an occupied seniors' facility. Success will depend on disciplined phasing, effective decanting, and a construction approach that prioritizes resident safety, continuity of care, and uninterrupted operations throughout all stages of the work.

SKYGRiD has extensive experience delivering multi-phase projects in occupied environments. For Clearview Lodge, our approach will be anchored by a clearly sequenced phasing strategy that advances the new expansion first, enabling controlled decanting and reducing disruption during subsequent renovation phases.

Resident safety will be central to our approach. We will place strong emphasis on infection control, dust and noise mitigation, secure work zones, and the continuous separation of construction areas from occupied spaces. Through close coordination with the Owner, consultants, and facility staff, this will ensure that life-safety systems, accessibility routes, and emergency access are maintained at all times.

As Construction Manager, SKYGRiD will provide proactive leadership from pre-construction through completion, with a focus on constructability, trade coordination, and realistic scheduling to support cost certainty and risk management. We will act as an extension of the Owner's team, delivering transparency, foresight, and practical solutions tailored to Clearview Lodge.

We are confident that SKYGRiD's experience with phased construction, decanting strategies, and occupied facilities positions us well to deliver the project safely and successfully. We look forward to the opportunity to work collaboratively with Taber & District Housing in achieving a high-quality outcome for residents and the community. Should you have any questions or require additional information, please do not hesitate to contact me directly at 604-353-6976 or sprice@skygrid.ca.

Yours truly,

SKYGRiD Western Construction Inc.

Shayne Price

Business Manager, Western Canada
SKYGRiD Western Construction Inc.
Hanson Square, Lower Mount Royal
400-909 17th Ave. SW
Calgary, AB T2T 0A4

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4.1

APPROACH

- .1 PRE-CONSTRUCTION / DURING CONSTRUCTION
 - SAMPLE MONTHLY REPORT
 - SAMPLE PROJECT SCHEDULE
 - SAMPLE ESTIMATE
- .2 POST-CONSTRUCTION

Understanding and approach

SKYGRiD Western Construction views the Clearview Lodge Expansion & Modernization project through the lens of operational resilience and clinical stewardship. This is not merely a construction project; it is a sensitive transformation of a living environment where 82 seniors will continue their daily lives throughout the duration of the \$23 million development.

Our primary objective is to successfully navigate the phased expansion and modernization to ultimately achieve a 170-resident capacity without compromising the safety, dignity, or comfort of those 82.

Our understanding is rooted in the logistical reality that Phase 1—the three-storey, 13,402-square-foot expansion and the relocation of the 12-bedroom modular pod—is the critical catalyst for the entire project. This initial capacity increase provides the essential “swing space” required to decant residents out of the original 1963 wing. Without a flawlessly executed Phase 1, the modernization of existing suites becomes stagnant, as maintaining full occupancy is an operational requirement for the Taber & District Housing Foundation (TDHF).

Methodology for Phased Delivery under CCDC 5B

SKYGRiD’s methodology is structured around the disciplined “Phase-Gate” approach enabled by the new CCDC 5B-2025 contract. As one of the first major projects in Western Canada to utilize this updated framework, SKYGRiD will leverage the formal separation of “Pre-construction Services” from “Construction Services” to lock in pricing and mitigate supply chain risks early in the design phase.

We utilize a three-phase execution strategy designed to isolate construction activities:

- **Phase 1:** Expansion and Logistical Enablement: Focuses on the new addition and the physical relocation of the modular 100-wing.
- **Phase 2:** Resident Decant and Modernization: Upon achieving the “Ready-for-Takeover”

(RFT) milestone for Phase 1—a new 2025 contractual milestone that ensures full operational readiness—residents are transitioned into the new Studio A units.

- **Phase 3:** Central Core Modernization: The final phase addresses the atrium and common spaces, requiring intensive daily coordination with lodge staff to maintain food service and social access routes.

Priority Pre-Construction Workstreams

During pre-construction, SKYGRiD will prioritize five critical “Continuity Drivers” to ensure alignment between the TDHF operational team and the construction schedule:

1. **Decant Strategy & Logistics:** We will immediately coordinate with TDHF to determine the division of responsibility for resident transitions. Our Class B estimate will clarify if professionally trained, clinical-grade movers are required for the Phase 1 decant or if lodge staff will manage the internal transition of personal effects.
2. **Mechanical System Resilience:** A primary technical priority is the constructability review of the hydronic heating transition. We will analyze whether the existing 1963 boiler plant maintains sufficient capacity to serve the original wings during Phase 2, or if a temporary heating plant must be integrated into the mobilization plan to ensure resident comfort.
3. **Funding Milestone Alignment:** We will map the construction baseline to the specific grant triggers of the Alberta Seniors Lodge Modernization Program. Ensuring that

project “Ready-for-Takeover” dates align with provincial funding disbursements is a top financial priority.

4. **Forensic Utility & Power Continuity:** Prior to the lift of the 12-bedroom pod, our team will perform a forensic audit of electrical tie-ins (Drawing E2.2). We will plan for temporary generator power to the pod during its transition to the new foundation if the relocation sequence exceeds the lodge’s safe window for life-safety system downtime.
5. **Enhanced Resident Engagement:** To reduce relocation anxiety, SKYGRiD will utilize Trimble Connect to provide “Virtual Town Halls.” We will present 3D walkthroughs of the new Studio A units to residents and families, ensuring they feel like partners in the modernization process.

Reporting and Financial Stewardship

To satisfy the transparency requirements of TDHF and the CCDC 5B-2025 model, SKYGRiD utilizes ProjectSight, a cloud-based construction management platform that provides controlled, real-time access to project information for the Owner and consultant team.

1. **Real-Time Data Access:** ProjectSight connects our field teams with TDHF leadership and the architectural team in a unified environment. We provide “unlimited free collaborators” access, allowing the Board and consultants to view live progress, budgets, and document logs at any time.
2. **Financial Control:** Our approach to keeping costs down involves ProjectSight’s integrated budget modules. By linking field progress to budget line items, we provide TDHF with up-to-the-hour job cost visibility, identifying financial risks before they impact the \$23 million envelope.
3. **AI-Driven Document Management:** Using the ProjectSight Drawing Sets module, we leverage AI-powered extraction to manage the 90% permit set and future revisions, virtually eliminating the risk of costly rework.

Own Forces: Protecting the Clinical Environment

Importantly, SKYGRiD typically operates strictly as a construction manager and does not rely on

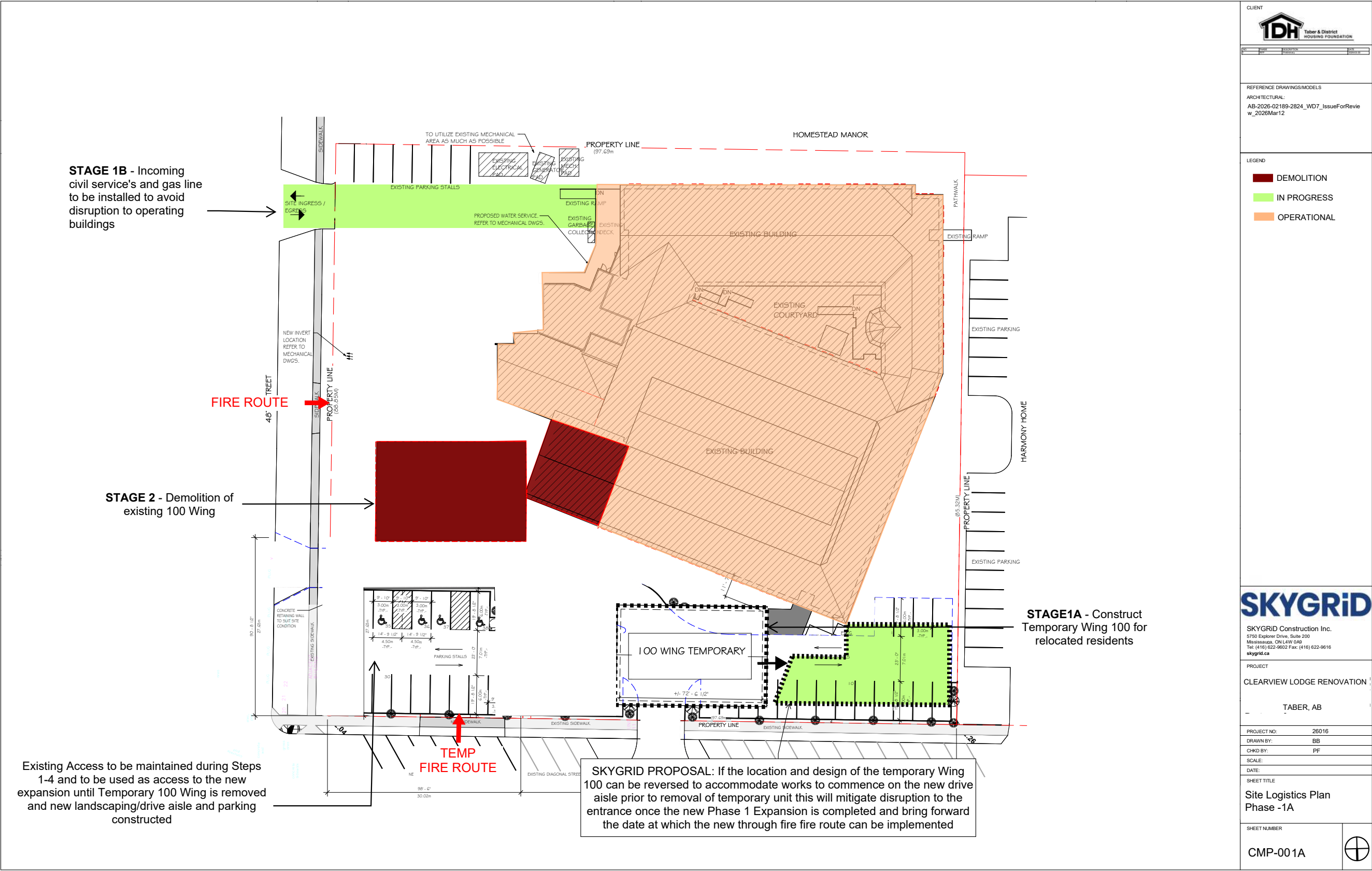
self-performing own forces, with the majority of construction work competitively tendered to qualified trade contractors. This approach allows SKYGRiD to remain fully independent in procurement, bid evaluation, and contract administration, ensuring that trade selection is based on best value, technical capability, safety performance, and relevant experience—particularly in occupied and senior-care environments—rather than internal production considerations.

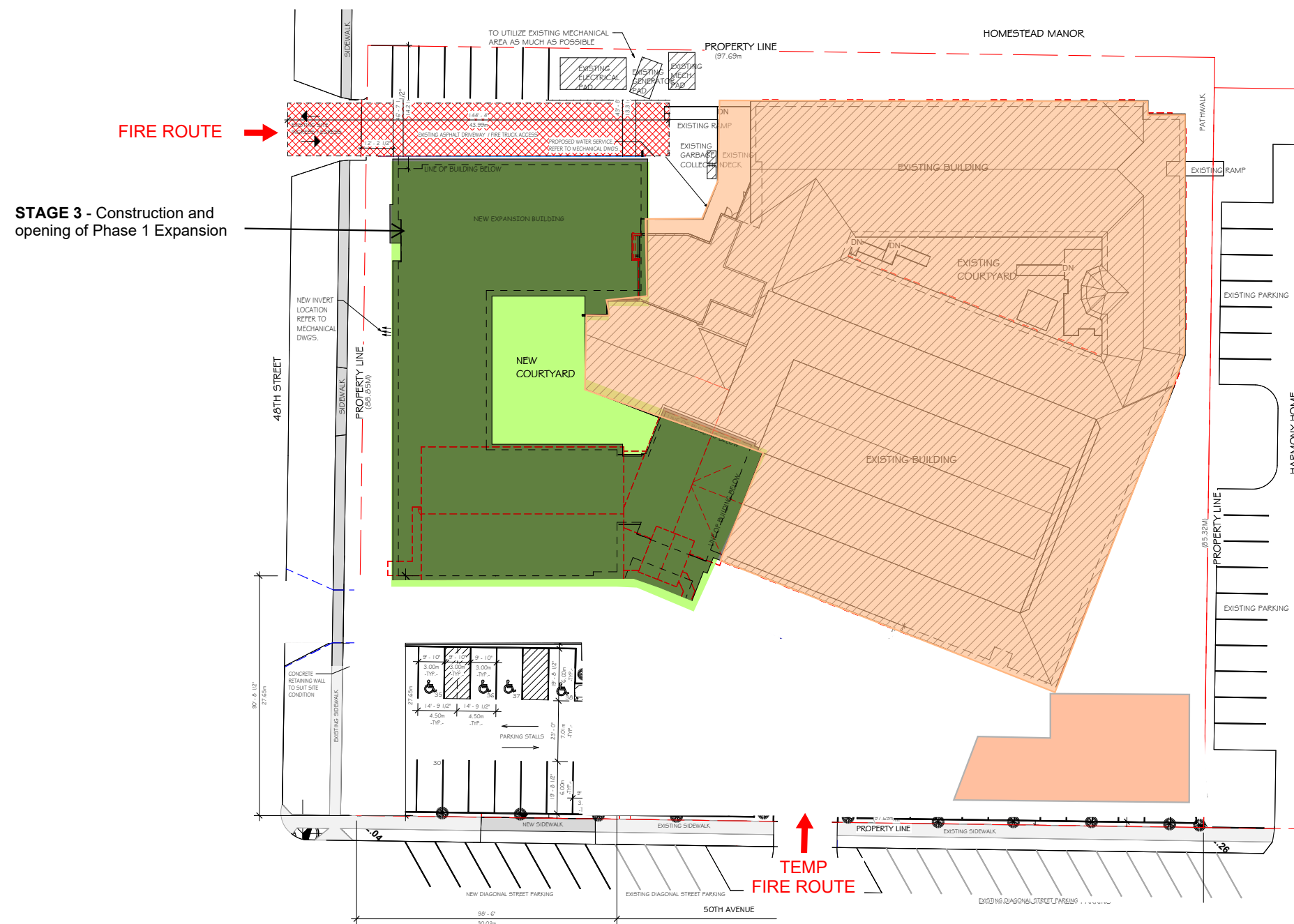
For the Clearview Lodge Expansion & Modernization, SKYGRiD proposes a **limited, strategic exception** to this model where the use of own forces provides clear benefit to resident safety, Infection Prevention and Control (IPAC), and schedule certainty. Specifically, own forces may be deployed for tightly controlled, critical-path activities such as the daily management of pressurized, HEPA-filtered IPAC separations and hoarding; specialized rough carpentry related to clinical blocking for grab bars and bariatric lifts; and final deficiency resolution to support a timely Ready-for-Takeover milestone.

Any own-forces work will be explicitly approved by the Owner, supported by a comparative market bid, and governed by a detailed schedule of hourly rates to ensure full transparency and best-value outcomes. All other work will remain competitively tendered. This balanced approach allows SKYGRiD to maintain open, transparent procurement while exercising direct control only where it materially reduces risk to residents, staff, and operations—fully aligning with the intent of the CCDC 5B-2025 model and the risk profile of Taber & District Housing Foundation.

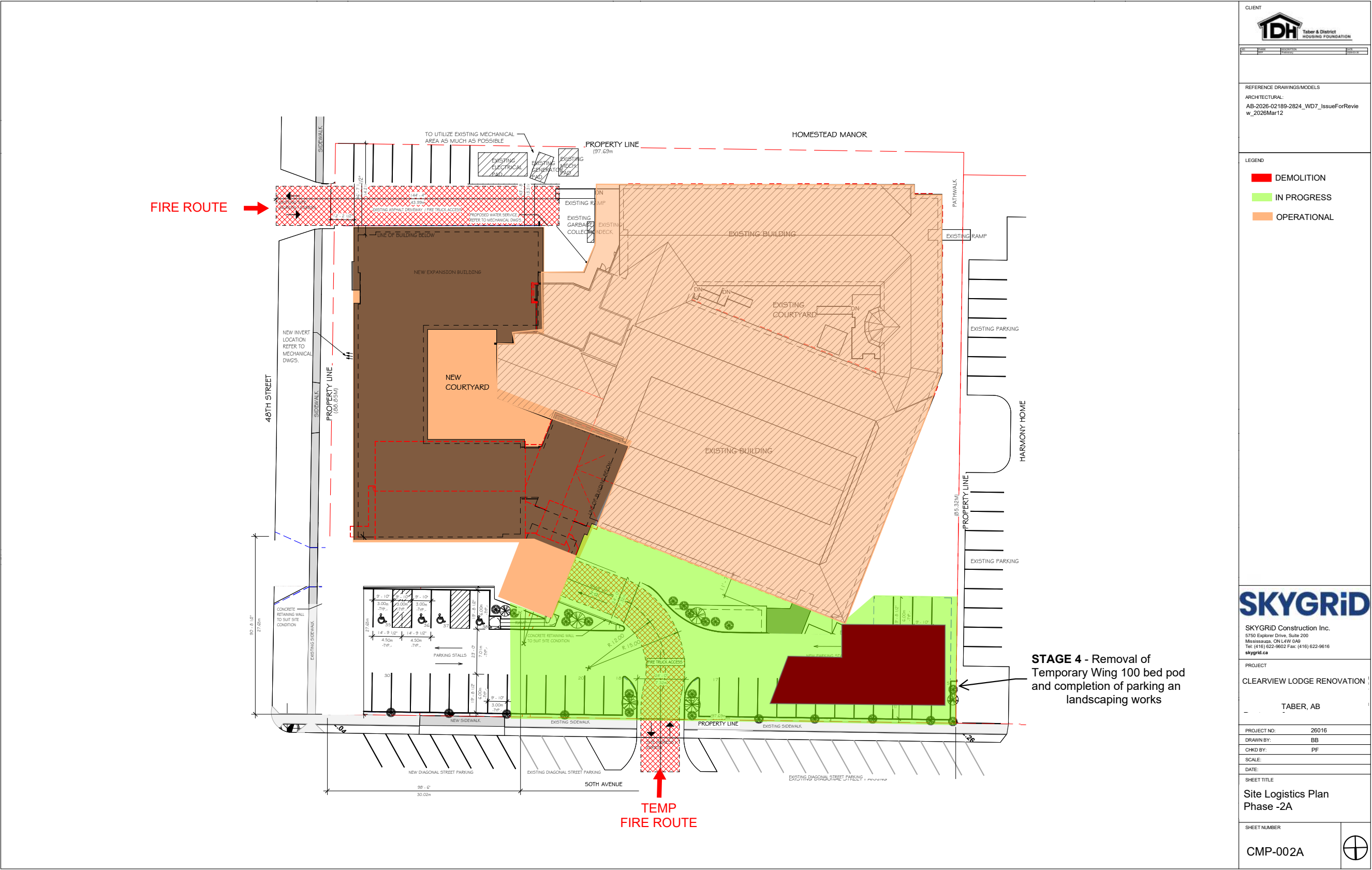
Ultimately, SKYGRiD Western Construction’s approach is defined by our commitment to being a strategic partner rather than just a contractor. By combining the disciplined structure of the CCDC 5B with the real-time transparency of ProjectSight and our clinical-grade safety protocols, we offer TDHF the most predictable path to project success.

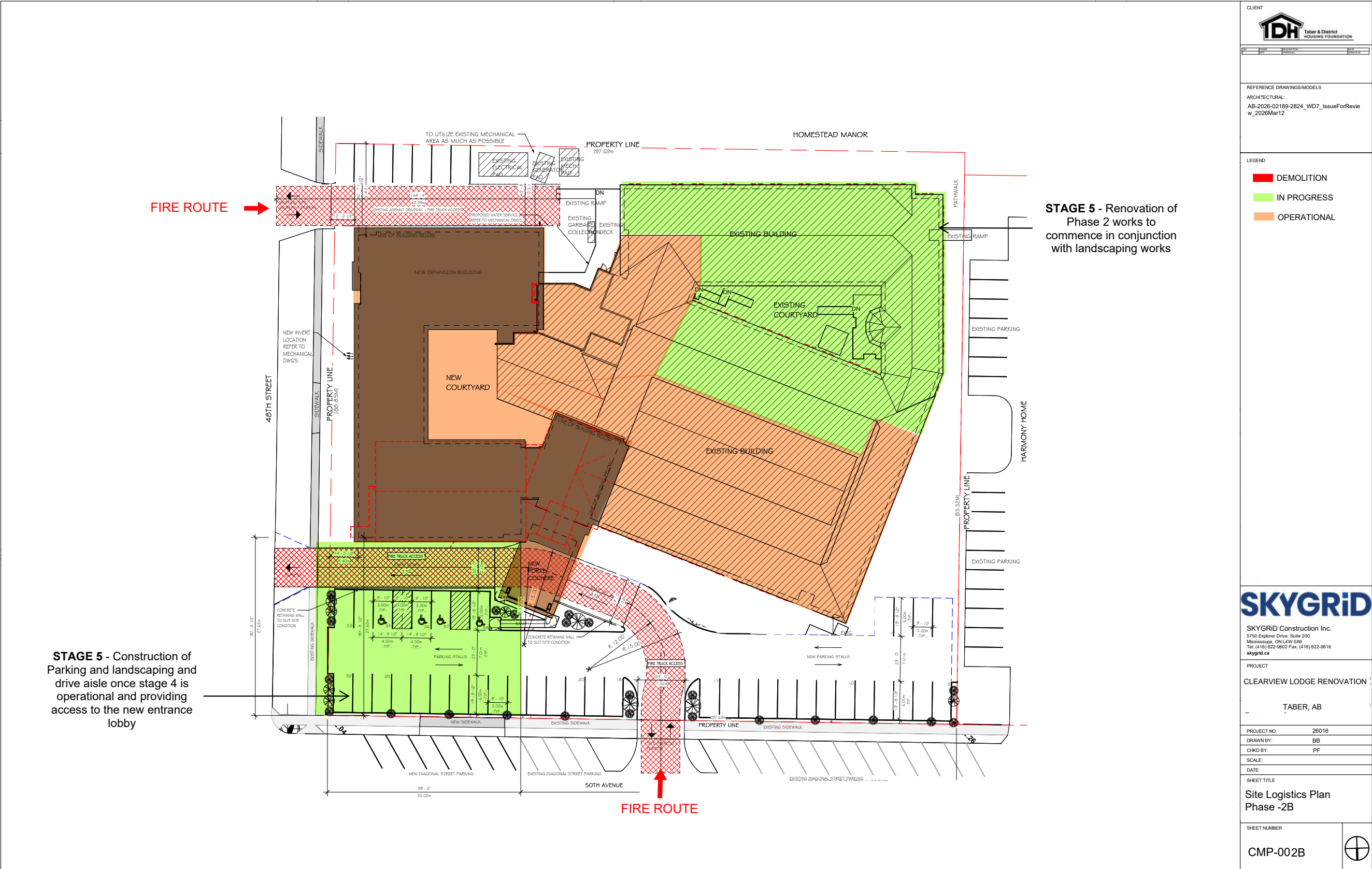
We are ready to mobilize our Western Canada expertise to ensure that the Clearview Lodge expansion not only meets the highest technical standards but also serves as a vibrant, safe, and dignified home for Taber’s seniors for decades to come.

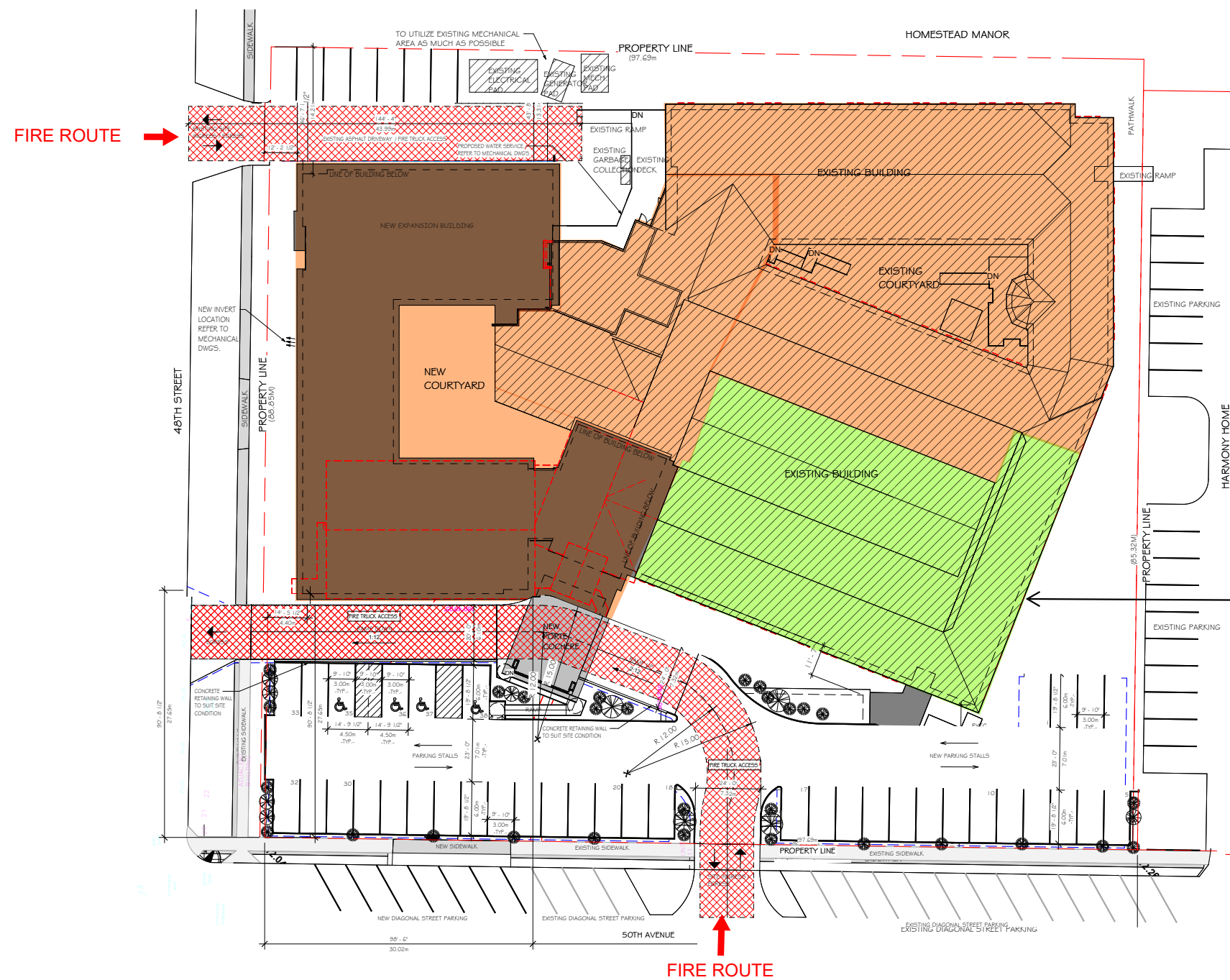




CUSTOMER			
 Taber & District HOUSING FOUNDATION			
DATE:	DRAWN BY:	DESCRIPTION:	SHEET NO. OF TOTAL SHEETS:
REFERENCE DRAWINGS/MODELS ARCHITECTURAL: AB-2026-02189-2824_WD7_IssueForReview_2026Mar12			
LEGEND DEMOLITION IN PROGRESS OPERATIONAL			
SKYGRID SKYGRID Construction Inc. 5750 Explorer Drive, Suite 200 Mississauga, ON L4W 0A9 Tel: (416) 622-9602 Fax: (416) 622-9616 skygrid.ca PROJECT CLEARVIEW LODGE RENOVATION TABER, AB			
PROJECT NO:		26016	
DRAWN BY:		BB	
CHKD BY:		PF	
SCALE:			
DATE:			
SHEET TITLE Site Logistics Plan Phase -1B			
SHEET NUMBER			
CMP-001B			







PHASE 6 -Completion of
— Phase 3 Renovation works

CLIENT

 **Taber & District
HOUSING FOUNDATION**

REFERENCE DRAWINGS/MODELS
ARCHITECTURAL:
AB-2026-02189-2824_WD7_IssueForReview_2026Mar12

LEGEND

 DEMOLITION

 IN PROGRESS

 OPERATIONAL

SKYGRiD

SKYGRID Construction Inc.
5750 Explorer Drive, Suite 200
Mississauga, ON L4W 0A9
Tel: (416) 622-9602 Fax: (416) 622-9616
skygrid.ca

PROJECT

CLEARVIEW LODGE RENOVATION

TABER, AB

PROJECT NO:	26016
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DRAWN BY:	BB
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CHKD BY:	PF
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SCALE:

DATE: _____
ON BEHALF OF THE CLIENT: _____

SHEET TITLE

Site Logistics Plan
Phase -3

SHEET NUMBER

CMP-003



Cost control

SKYGRiD’s cost control approach for the Clearview Lodge Expansion & Modernization project is founded on early cost intelligence, disciplined project controls, and continuous financial transparency. Given the project’s phased delivery, occupied facility constraints, and public funding environment, cost management will be proactive, fully documented, and closely integrated with design development, procurement planning, and construction execution. Our objective is to provide Taber & District Housing Foundation with reliable cost certainty at each stage while protecting durability, constructability, and long-term operational value.

Progressive Development of Construction Cost Estimates

SKYGRiD will prepare and maintain progressive construction (hard cost) estimates as the design advances, moving from conceptual through pre-tender levels of definition. Estimates will be structured consistently across Divisions 1 through 16, enabling clear traceability as scope, phasing, and sequencing are refined.

- **Conceptual / Class D Estimates**

- Developed early to establish order-of-magnitude alignment with the project’s program, phasing strategy, and site constraints. These estimates are informed by historical cost data from comparable seniors’ housing and renovation projects, high-level quantity metrics, and early identification of major cost drivers such as renovation scope, additions, building systems tie-ins, and temporary works required to maintain resident safety and operations.

- **Schematic / Class C Estimates**

- Prepared using preliminary quantity take-offs and system-level pricing, with increased focus on constructability and phasing impacts. At this stage, SKYGRiD will work closely with the design team to test alternatives, assess sequencing implications, and identify areas requiring refinement to maintain budget alignment.

- **Design Development / Class B Estimates**

- Based on detailed quantity take-offs and

current market pricing, supported by targeted subcontractor input where appropriate. Long-lead items, renovation-sensitive trades, and market-volatile scopes will be analyzed in greater depth, and risk allowances refined to reflect design maturity and procurement strategy.

- **Pre-Tender / Pre-GMP / Class A Estimates**

- Prepared using fully developed quantities, validated trade pricing, and clearly defined assumptions. These estimates will form the basis for tendering and final cost certainty, with explicit documentation of inclusions, exclusions, allowances, and contingencies.

A live cost model will be maintained throughout pre-construction, serving as the primary reference for budget discussions, option analysis, and Owner decision-making.

Project Controls to Manage Cost While Preserving Quality and Durability

SKYGRiD will implement a project-specific suite of cost controls designed to manage risk without compromising design intent, resident safety, or long-term performance. Cost decisions will be evaluated in the context of constructability, sequencing efficiency, and life-cycle value rather than short-term savings alone.

Key controls include early identification of cost drivers and risk areas; structured value analysis focused on phasing, temporary works, and operational continuity; clear documentation of

scope boundaries and assumptions to prevent scope creep; and alignment of cost decisions with procurement and schedule strategies to avoid introducing delivery or occupancy risk.

All cost options will be assessed not only on initial capital cost, but also on durability, maintenance implications, and long-term value to the Owner as operator of a seniors’ housing facility.

Cost Tracking, Change Management, and Financial Reporting

Once a baseline budget is established, SKYGRiD will track all cost activity in real time against that baseline using disciplined project controls consistent with CM-at-Risk best practices.

Cost tracking will include commitment logs tied to tendered and awarded trade packages, forecast-to-complete reporting reflecting current market conditions and project progress, and formal change management protocols that clearly distinguish between scope change, design development, and unforeseen conditions.

Regular cost reports will be provided to the Owner, summarizing approved budget versus committed and forecast costs, variances and their underlying causes, remaining contingencies and risk exposure, and forward-looking projections tied to upcoming procurement and construction milestones. This approach provides clear visibility into financial status and supports timely, informed decisions before issues escalate.

Experience and Continuity of the Cost Management Team

SKYGRiD’s cost control framework is executed by experienced pre-construction, estimating, and project management personnel with expertise in CM-at-Risk delivery, multi-unit residential construction, and renovation projects in occupied environments.

During pre-construction, senior estimators and pre-construction managers will lead the development of progressive estimates, coordinate closely with the design team, and engage the subcontractor market to validate pricing and phasing assumptions. As the project transitions into procurement and construction, cost management responsibility will transfer seamlessly to the project management and controls team, ensuring continuity from estimate

to execution.

This continuity of responsibility—supported by disciplined systems and experienced staff—allows SKYGRiD to manage cost proactively rather than reactively, supporting predictable outcomes for the Clearview Lodge project.



Communication strategy

Given the nature of the Clearview Lodge Expansion & Modernization Project — the phased renovation of an occupied seniors’ housing facility — effective, transparent communication will be fundamental to its success. SKYGRiD’s communication strategy is designed to ensure that residents, staff, the Owner, consultants, trade partners, and regulatory authorities remain informed, aligned, and supported throughout all phases of the work.

Purpose and guiding principles

SKYGRiD’s approach treats communication as a **project control function**, not an administrative afterthought, and it is integrated into schedule, cost, safety, and risk management processes. It emphasizes:

- Clarity and predictability
- Early issue identification and resolution
- Respect for residents, staff, and ongoing operations
- Documented decision-making and accountability

Stakeholder communication framework

SKYGRiD will implement a structured, repeatable communication framework tailored to the sensitivities of an occupied seniors’ environment:

- Regular coordination meetings with the Owner and Consultant team to review progress, upcoming activities, risks, and mitigation measures.
- Executive-level reporting summarizing schedule status, cost trends, key decisions, and emerging risks.
- Use of secure digital collaboration platforms (e.g., Procore or equivalent) to manage RFIs, submittals, drawings, change logs, and approvals in real time.
- A project-specific communication matrix defining roles, responsibilities, escalation paths, and preferred channels for all parties.

This structure ensures timely information flow while minimizing disruption and unnecessary noise for operational staff and residents.

This table illustrates a structured approach to effective communication with all stakeholders throughout the project lifecycle.

COMMUNICATION METHOD	PARTICIPANTS	FREQUENCY	PURPOSE	PROJECT PHASE(S)
Email Updates	Owner, Consultant Team	Weekly	Share updates, notices, documentation	All Phases
Coordination Meetings	Owner, Consultant, SKYGRiD	Bi-weekly (or as required)	Progress review, issue resolution, decisions	Pre-construction / Construction
Executive Reports	Owner Leadership	Monthly	High-level status, risks, cost & schedule trends	All Phases
Site Visits	Owner, Consultant, Authorities	As required	Verify progress, safety, compliance	Construction
Advance Notices	Owner, Ops Team, Staff, Residents	As required	Upcoming work, disruptions, safety information	Construction
Workshops	Owner, Consultant, Key Trades	As required	Phasing, constructability, risk alignment	Pre-construction
Handover Meetings	Owner, Ops Team, Authorities	At milestones	Inspections, documentation, readiness	Close-Out / Handover

Resident, staff, and community awareness

Recognizing that Clearview Lodge will remain occupied throughout construction, communication will extend beyond the traditional project team:

- Advance notices issued ahead of disruptive activities (e.g., utility interruptions, noisy work, access changes).
- Clear, visible signage identifying construction areas, safety information, and points of contact.
- Plain-language updates suitable for residents, staff, and visitors, coordinated with the Owner’s operational team.
- Designation of a single point of contact for construction-related inquiries to ensure concerns are addressed promptly and consistently.

This approach supports resident dignity, staff preparedness, and continuity of care.

Collaborative communication and decision-making

To maintain alignment and reduce risk, SKYGRiD will:

- Facilitate project kickoff and phasing workshops to align expectations, roles, and decision-making protocols.
- Maintain shared issue, risk, and change logs accessible to the Owner and Consultant team.
- Use structured meeting minutes and action logs with assigned responsibilities and tracked follow-up.

- Conduct early constructability and sequencing reviews to identify and resolve issues before they affect residents, schedule, or cost.

Standardized reporting formats will support internal Owner governance, funding oversight, and regulatory compliance.

Conflict avoidance and resolution

SKYGRiD’s communication strategy prioritizes early resolution and trust-based collaboration, including:

- Open-book cost reporting and transparent procurement practices.
- Clear escalation protocols for unresolved issues.
- Partnering discussions focused on problem-solving rather than blame.

This disciplined approach reduces uncertainty, minimizes disruption, and supports informed, timely decision-making.

Meeting protocols

All formal project meetings will follow consistent protocols to ensure efficiency and accountability:

- Agendas distributed in advance, with defined topics and presenters.
- Meeting minutes issued promptly, capturing decisions, action items, and responsibilities.
- Action items reviewed at the start and close of meetings.
- Use of a “parking lot” to manage off-agenda items without losing visibility or accountability.



SAMPLE MONTHLY REPORT

SKYGRiD

[Project Name]

[Project Address]

<PROJECT PICTURE>

**MONTHLY CONSTRUCTION REPORT
[MONTH] 2026**

SKYGRiD CONSTRUCTION INC.

SKYGRiD

[PROJECT NAME]
[PROJECT ADDRESS]
Monthly Construction Report – [MONTH]

[DATE], 2021

[CLIENT ADDRESS]

Attention: [PROJECT, PM]

**Re: [PROJECT NAME]
[PROJECT ADDRESS]
Monthly Construction Report – [MONTH]**

SKYGRiD Construction Inc. is pleased to submit the Monthly Construction Report for [PROJECT NAME] Project. This report covers the project status for the month of [MONTH]

Yours truly,

SKYGRiD Construction Inc.

Project Manager

1.0 EXECUTIVE SUMMARY

- 1.1 Design Development
- 1.2 Permits
- 1.3 Major Challenges, Solutions & Possible Risks
- 1.4 Quality Control

2.0 FINANCIAL SUMMARY

- 2.1 Cash Flow
- 2.2 Deviations
- 2.3 Material Tracking
- 2.4 Risk Register

3.0 PROJECT SCHEDULE

- 3.1 Procurement
- 3.2 Milestone Schedule
- 3.3 Lost Day Count
- 3.4 Overview

4.0 CONTRACT ADMINISTRATION

- 4.1 RFI Log
- 4.2 Site Instruction Log
- 4.3 Shop Drawing Log
- 4.4 Change Order Log

5.0 SAFETY

6.0 PROGRESS PHOTOGRAPHS

Appendixes A - L

1.0 EXECUTIVE SUMMARY

[CLIENT] and SKYGRiD Construction Inc. have a [CCDC 5B] Contract for [PROJECT NAME] dated [DATE] with a construction budget price in the amount of \$[VALUE].

SKYGRiD's **Job Cost Report w/ Projections** is enclosed for the month of [MONTH] 2019 for review and evaluation.

To date, [QTY] (XX) out of [QTY] (XX) contracts have been awarded. During the month of [MONTH] one new award occurred [SCOPE(S)]. The main focus remains on [SCOPE(S)].

Construction work commenced on [DATE] with shoring. During the month of [MONTH] 2019, the following are the status of major construction work activities:

FOR EXAMPLE

Formwork, Rebar & Concrete:

- 2nd Floor Slabs Complete
- Ground Floor Walls complete
- Decking began for 3rd floor
- Aiming to complete one pour per week to maintain schedule.
- Rebar deliveries continue on a regular basis.

Waterproofing:

- P1 level 99% complete; 100% completion will follow after Ground Floor Pour#2.

Mechanical:

- Rough-in work in the parking levels on-going.
- Sprinkler shop drawings in progress.

Electrical:

- Rough-in work ongoing in the parking levels.

SKYGRiD

[PROJECT NAME]
[PROJECT ADDRESS]
Monthly Construction Report – [MONTH]

1.1 Design Development

Current milestone issue of the contract documents:

FOR EXAMPLE

Discipline	Revision Title & Date
Architectural	Issued for Updated Set – May 14, 2018
Structural	Issued for Updated Set – May 14, 2018
Mechanical	Issued for Updated Set – May 14, 2018
Electrical	Issued for ESA Review – July 5, 2018
Interior Design	Issued for Tender – April 11, 2018
Civil	City Approved – April 24, 2018
Landscape	Issued for Updated Set – May 14, 2018
Shoring	Re-Issued for Construction (Rev. C) – May 17, 2018

1.2 Major Permits

FOR EXAMPLE

Permit Type	Status	Required By / Obtained
Shoring	Received	February 22, 2018
Building Permit	Under Review	April 2019
Foundation CP	Received	July 4, 2018
Superstructure CP		
Drains	Received	June 22, 2018
Plumbing	Received	June 25, 2018
HVAC	Received	October 1, 2018
Fire Protection	Submission Pending	July 2019
Site Services	Received	July 2018.

1.3 Major Challenges, Solutions & Possible Risks

[SKYGRiD PM & Team will provide summary].

1.4 Quality Control

SKYGRiD not only takes pride in ensuring our projects are completed in a safe manner, but also to a quality our Clients are happy with; not just meeting industry standards. Each team member is responsible for participating and contributing to our quality control program.

Regular reporting from Consultants and Third-Party Testing & Inspection companies, ongoing. No concerns at this time.

SKYGRiD

[PROJECT NAME]
[PROJECT ADDRESS]
Monthly Construction Report – [MONTH]

2.0 FINANCIAL SUMMARY

Total original construction cost for [PROJECT NAME] project is \$[VALUE], which consists of \$[VALUE] allocated for General Expenses and \$[VALUE] to Direct Costs.

2.1 Cash Flow

Cash flow represents the comparison of total cumulative forecasted billing against the total actual billing within accelerated billing (early curve) and lagged billing (late curve) parameter based on the typical mid rise residential construction financial model.

- Refer to the attached **Appendix A – Job Cost Report**
- Refer to the attached **Appendix B – Cash Flow Summary**

2.2 Deviations

As of [DATE], 2019, total of [QTY] (XX) Site Instructions have been issued by consultants representing various design disciplines.

2.3 Material Tracking

Material tracking method such as concrete, & rebar tracking is a collaborative effort which is expedited between site, project management and accounting team to enhance logging and tracking order, marking and forecasting structural schedule and validating invoices.

Concrete Quantity
[QTY] m3 of concrete has been delivered to site by the end of [MONTH] 2021.

Rebar Quantity
[QTY] tonnes of rebar has been delivered to site by the end of [MONTH] 2021.

3.0 PROJECT SCHEDULE

Refer to the attached **Appendix C –Construction Schedule**, dated [DATE], 2021.

3.1 Procurement

Awarded Prior to This Month:

[SCOPE]		

Awarded This Month:

[SCOPE]	-	-
---------	---	---

Upcoming Awards:

[SCOPE]		

- Refer to the attached **Appendix D – Tender Tracking Log & Subcontract Execution Status**

3.2 Upcoming Milestone Schedule:

Event	Planned Date	Actual Date

3.3 Lost Day Count

Currently due to bad weather, the site has suffered [QTY] (XX) lost days as of [DATE] 2021.

- Refer to the attached **Appendix E – Lost Day Log**

3.4 Overview

[SUMMARY OF THE PAST MONTH OF CONSTRUCTION & FOCUS FOR FOLLOWING MONTH]

4.0 CONTRACT ADMINISTRATION

4.1 RFI Log

- Refer to the attached Appendix F – RFI Log.

4.2 Site instruction Log

- Refer to the attached Appendix G – Site Instruction Log

4.3 Shop Drawing Log

- Refer to the attached Appendix H – Submittal Log

4.4 Change Order Log

- Refer to the attached Appendix I – Change Order Log

5.0 SAFETY

SKYGRiD is committed to establish and facilitate a safe and healthy environment for all personnel. Retaining a professional safety firm, SKYGRiD has enhanced in monitoring, preventing and provisioning of necessary health and safety aspects of construction. It is SKYGRiD’s integral goal to maintain and strive to zero incidents.

SKYGRiD’s field safety consultant, Smart Safety Solution, attends the field twice a week to review the conditions of the as required and provide reports accordingly.

Record of Project Safety:

- Refer to the attached **Appendix J – Safety Report**

SKYGRiD

[PROJECT NAME]

[PROJECT ADDRESS]

Monthly Construction Report – [MONTH]

APPENDIX A – JOB COST REPORT

SKYGRiD

[PROJECT NAME]

[PROJECT ADDRESS]

Monthly Construction Report – [MONTH]

APPENDIX B – CASH FLOW SUMMARY

SKYGRiD

[PROJECT NAME]

[PROJECT ADDRESS]

Monthly Construction Report – [MONTH]

APPENDIX C – CONSTRUCTION SCHEDULE

SKYGRiD

[PROJECT NAME]

[PROJECT ADDRESS]

Monthly Construction Report – [MONTH]

APPENDIX D – PROCUREMENT SCHEDULE

SKYGRiD

[PROJECT NAME]

[PROJECT ADDRESS]

Monthly Construction Report – [MONTH]

APPENDIX E - LOST DAY LOG

SKYGRiD

[PROJECT NAME]

[PROJECT ADDRESS]

Monthly Construction Report – [MONTH]

APPENDIX F – RFI LOG

SKYGRiD

[PROJECT NAME]

[PROJECT ADDRESS]

Monthly Construction Report – [MONTH]

APPENDIX G – SITE INSTRUCTION LOG

SKYGRiD

[PROJECT NAME]

[PROJECT ADDRESS]

Monthly Construction Report – [MONTH]

APPENDIX H – SUBMITTAL LOG

SKYGRiD

[PROJECT NAME]

[PROJECT ADDRESS]

Monthly Construction Report – [MONTH]

APPENDIX I - CHANGE ORDER LOG

SKYGRiD

[PROJECT NAME]

[PROJECT ADDRESS]

Monthly Construction Report – [MONTH]

APPENDIX J – SAFETY REPORT

SKYGRiD

[PROJECT NAME]

[PROJECT ADDRESS]

Monthly Construction Report – [MONTH]

APPENDIX K – RISK REGISTER

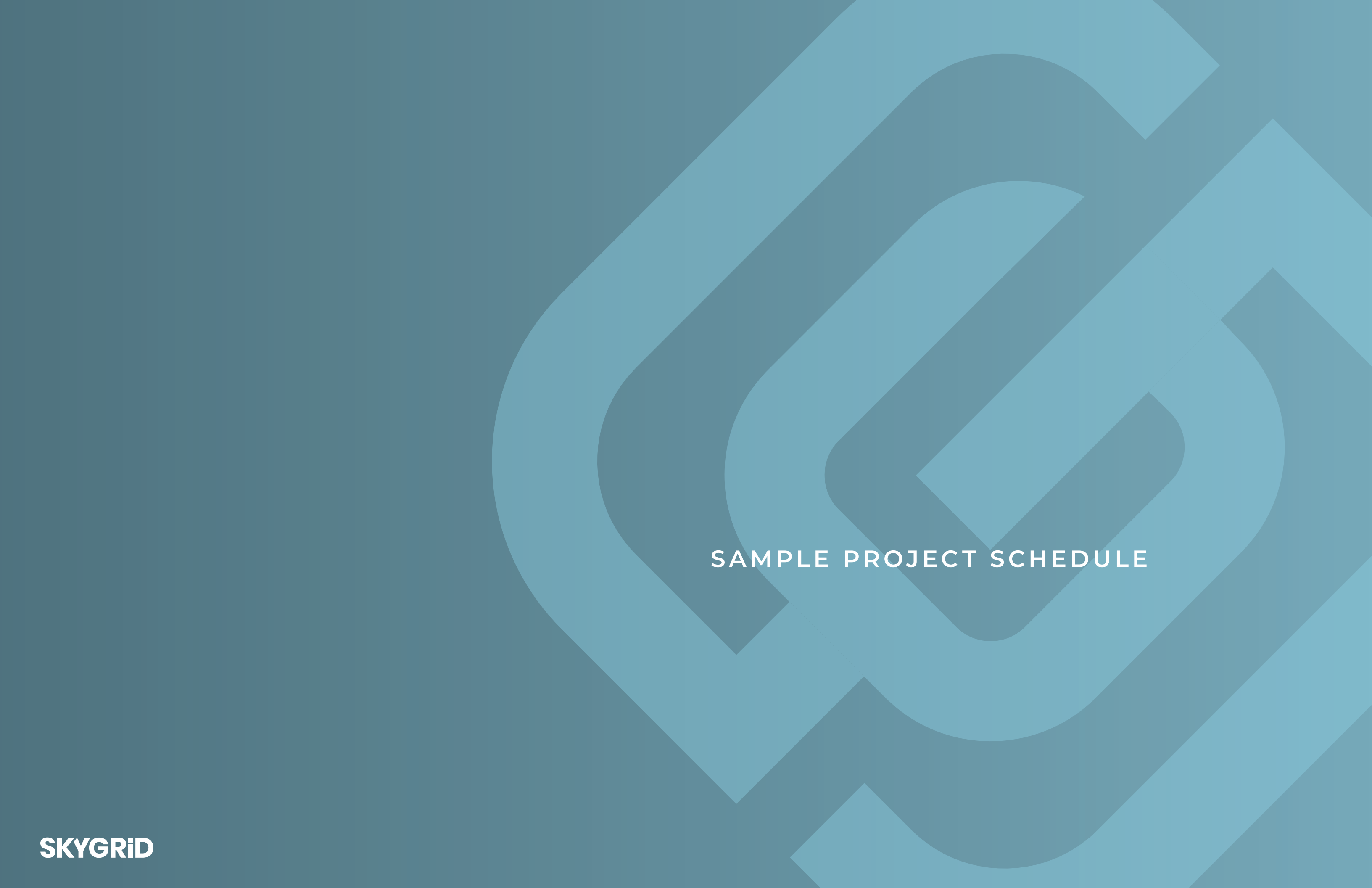
SKYGRiD

[PROJECT NAME]

[PROJECT ADDRESS]

Monthly Construction Report – [MONTH]

APPENDIX L – DEFICIENCIES



SAMPLE PROJECT SCHEDULE

IMMIX - CONSTRUCTION SCHEDULE																															
Updated Feb 20 '26																															
ID		Task Name	Duration	% Complete	Actual Start	Actual Finish	Start	Finish	2019				2020				2021				2022				2023				2024		
									Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	
2		Halo - Construction Schedule	1153 days	93%	Jun 3 '19	NA	Jun 3 '19	Mar 16 '24																							
3		Milestones	788 days	0%	Oct 29 '20	NA	Oct 29 '20	Mar 16 '24																							
4	✓	Below Grade Structure Complete	0 days	100%	Oct 29 '20	Oct 29 '20	Oct 29 '20	Oct 29 '20																							
5	✓	Building Structure Top Off	0 days	100%	Aug 15 '22	Aug 15 '22	Aug 15 '22	Aug 15 '22																							
6	✓	Building Weather Tight	0 days	100%	Apr 14 '23	Apr 14 '23	Apr 14 '23	Apr 14 '23																							
7	✓	Hoist Removed	0 days	100%	Jun 16 '23	Jun 16 '23	Jun 16 '23	Jun 16 '23																							
8	✓	Permanent Power On (Complete)	0 days	100%	Apr 13 '23	Apr 13 '23	Apr 13 '23	Apr 13 '23																							
9	✓	1st Elevator complete for Construction Use	0 days	100%	May 24 '23	May 24 '23	May 24 '23	May 24 '23																							
10		Ground Floor Lobby Completed	0 days	90%	Jul 28 '23	NA	Jul 28 '23	Jul 28 '23																							
11		Ground Floor Elevator Lobby/CACF Room Complete	0 days	0%	NA	NA	Jul 17 '23	Jul 17 '23																							
12		4th Floor Amenities Area Complete	0 days	0%	NA	NA	Oct 12 '23	Oct 12 '23																							
13		39th Floor Sky Lounge Complete	0 days	0%	NA	NA	Oct 20 '23	Oct 20 '23																							
14		First Ready for Occupancy (P5 - Level 21)	0 days	0%	NA	NA	Jul 19 '23	Jul 19 '23																							
15		2nd Occupancy (Level 21- Level 30)	0 days	0%	NA	NA	Sep 5 '23	Sep 5 '23																							
16		3rd Occupancy (Rest of the suites, Retail and Amenities)	0 days	0%	NA	NA	Dec 6 '23	Dec 6 '23																							
17		Final Occupancy	0 days	0%	NA	NA	Feb 12 '24	Feb 12 '24																							
18		Substantial Completion (Tracking)	0 days	0%	NA	NA	Jan 31 '24	Jan 31 '24																							
19	📅	Substantial Completion (Target)	0 days	0%	NA	NA	Feb 13 '24	Feb 13 '24																							
20		Total Completion	0 days	0%	NA	NA	Mar 16 '24	Mar 16 '24																							
21		Construction	1130 days	93%	Jun 3 '19	NA	Jun 3 '19	Feb 12 '24																							
22		Main Tower	1130 days	93%	Jun 3 '19	NA	Jun 3 '19	Feb 12 '24																							
23	✓	Superstructure (Verdi Schedule 66-Weeks)	400 days	100%	Oct 9 '20	Aug 12 '22	Oct 9 '20	Aug 12 '22																							
66	✓	Roofing	100 days	100%	Aug 8 '22	Dec 29 '22	Aug 8 '22	Dec 29 '22																							
71	✓	Permanent Power	39 days	100%	Feb 16 '23	Apr 13 '23	Feb 16 '23	Apr 13 '23																							
77		Elevators	219 days	98%	Oct 7 '22	NA	Oct 7 '22	Aug 22 '23																							
94		Mechanical Rooms	316.5 days	99%	Aug 15 '22	NA	Aug 15 '22	Nov 16 '23																							
113	✓	Hoist	466 days	100%	Jun 11 '21	Jun 16 '23	Jun 11 '21	Jun 16 '23																							
116		Windows	482 days	99%	Aug 4 '21	NA	Aug 4 '21	Aug 27 '23																							
199		Metal Panels	318 days	98%	Apr 4 '22	NA	Apr 4 '22	Jul 24 '23																							
217		Under Ground and UG Corridors	983 days	99%	Jun 18 '19	NA	Jun 18 '19	Jul 27 '23																							
301		Canopy	45.5 days	58%	Jul 10 '23	NA	Jul 10 '23	Sep 13 '23																							
311		Exterior Masonry	102 days	80%	Mar 20 '23	NA	Mar 20 '23	Aug 14 '23																							
315	✓	Overhead Doors	21 days	100%	Jun 16 '23	Jul 17 '23	Jun 16 '23	Jul 17 '23																							
321		CACF Room	298 days	93%	Dec 5 '22	NA	Dec 5 '22	Feb 12 '24																							
339		Interior Finishes	1122 days	86%	Jun 3 '19	NA	Jun 3 '19	Jan 31 '24																							
1838		Landscape	102 days	94%	Apr 10 '23	NA	Apr 10 '23	Sep 1 '23																							
1867		Art Wall	229 days	0%	Dec 30 '22	NA	Dec 30 '22	Nov 28 '23																							
1872		Heritage Restoration	500 days	90%	Jul 7 '21	NA	Jul 7 '21	Aug 29 '23																							
1934		Ready for Occupancy	127.5 days	0%	NA	NA	Jul 28 '23	Jan 31 '24																							

Printed on Feb 20 '26

Page 1 of 1

SAMPLE ESTIMATE

ORDER OF MAGNITUDE BUDGET SUMMARY														
SKYGRiD			PROJECT: LOCATION: CLIENT: DATE:											
			RO											
DIVISIONS		BELOW GRADE			ABOVE GRADE		SITEWORKS		TOTAL PROJECT COST					
		35	GCA	17,613	GCA	115,066	GCA	5,957		107	GCA	132,680		
		\$/Parking	U.P. (sf)	COST	U.P. (sf)	COST	U.P. (sf)	COST	%	\$/Suite	U.P. (sf)			
2	SITE CONSTRUCTION	45,542	90.50	1,593,962	0.00	0	156.93	934,790	6.21%	23,633	19.06	2,528,752		
02100	Demolition	-	0.00	0	0.00	0	34.65	206,400	0.51%	1,929	1.56	206,400		
02200	Excavation & Backfill	17,504	34.78	612,655	0.00	0	0.00	0	1.51%	5,726	4.62	612,655		
02300	Shoring & Caissons	17,514	34.80	612,981	0.00	0	0.00	0	1.51%	5,729	4.62	612,981		
02400	Dewatering	4,134	8.21	144,692	0.00	0	0.00	0	0.36%	1,352	1.09	144,692		
02450	Underslab Drainage / Site Services	6,390	12.70	223,634	0.00	0	16.79	100,000	0.80%	3,025	2.44	323,634		
02500	Landscaping	-	0.00	0	0.00	0	105.49	628,390	1.54%	5,873	4.74	628,390		
3	CONCRETE	51,479	102.30	1,801,767	102.79	11,827,706	94.58	563,357	34.87%	132,643	106.97	14,192,830		
03100	Formwork	30,371	60.35	1,062,998	54.97	6,324,943	54.46	324,373	18.95%	72,078	58.13	7,712,313		
03200	Reinforcement - Supply	5,942	11.81	207,977	8.59	988,726	16.41	97,761	3.18%	12,098	9.76	1,294,464		
03230	Reinforcement - Place	3,030	6.02	106,035	4.33	497,888	8.44	50,277	1.61%	6,114	4.93	654,200		
03210	Reinforcement Accessories	471	0.94	16,494	0.67	77,449	1.31	7,821	0.25%	951	0.77	101,764		
03320	Concrete - Place	3,612	7.18	126,407	3.76	432,946	3.38	20,111	1.42%	5,416	4.37	579,464		
03330	Concrete - Floor Levelling	-	0.00	0	1.18	136,298	0.00	0	0.33%	1,274	1.03	136,298		
03300	Concrete - Supply	7,410	14.72	259,339	8.96	1,030,652	10.32	61,450	3.32%	12,630	10.19	1,351,441		
03310	Concrete Accessories	254	0.50	8,877	0.29	33,674	0.26	1,564	0.11%	412	0.33	44,115		
03110	Precast Stairs	390	0.77	13,640	0.59	68,200	0.00	0	0.20%	765	0.62	81,840		
03400	Precast Panels	-	0.00	0	19.44	2,236,931	0.00	0	5.50%	20,906	16.86	2,236,931		
4	MASONRY	1,174	2.33	41,094	1.44	165,156	0.00	0	0.51%	1,928	1.55	206,250		
04200	Unit Masonry	1,174	2.33	41,094	1.44	165,156	0.00	0	0.51%	1,928	1.55	206,250		
04300	Brick	-	0.00	0	0.00	0	0.00	0	0.00%	-	0.00	0		
5	METALS	935	1.86	32,727	2.97	342,081	0.00	0	0.92%	3,503	2.82	374,807		
05100	Structural Steel	-	0.00	0	0.00	0	0.00	0	0.00%	-	0.00	0		
05200	Miscellaneous Metals	935	1.86	32,727	2.97	342,081	0.00	0	0.92%	3,503	2.82	374,807		
6	CARPENTRY	117	0.23	4,091	15.31	1,761,888	0.00	0	4.34%	16,504	13.31	1,765,979		
06100	Rough Carpentry	117	0.23	4,091	0.93	106,900	0.00	0	0.27%	1,037	0.84	110,991		
06200	Finish Carpentry	-	0.00	0	5.02	577,538	0.00	0	1.42%	5,398	4.35	577,538		
06210	Wood Doors & Frames	-	0.00	0	2.69	309,350	0.00	0	0.76%	2,891	2.33	309,350		
06500	Cabinetry - Common Area	-	0.00	0	0.22	25,000	0.00	0	0.06%	234	0.19	25,000		
06510	Cabinetry - Suite Kitchen and Bath	-	0.00	0	6.46	743,100	0.00	0	1.83%	6,945	5.60	743,100		
7	THERMAL & MOISTURE	9,753	19.38	341,372	10.66	1,226,677	0.00	0	3.85%	14,655	11.82	1,568,049		
07100	Waterproofing	6,045	12.01	211,578	0.00	0	0.00	0	0.52%	1,977	1.59	211,578		
07150	Traffic Topping	1,424	2.83	49,839	1.12	128,492	0.00	0	0.44%	1,667	1.34	178,331		
07200	Thermal Insulation	2,144	4.26	75,045	0.52	59,680	0.00	0	0.33%	1,259	1.02	134,725		
07300	Roofing	-	0.00	0	7.19	827,705	0.00	0	2.03%	7,736	6.24	827,705		

ORDER OF MAGNITUDE BUDGET SUMMARY												
DIVISIONS		BELOW GRADE			ABOVE GRADE		SITEWORKS		TOTAL PROJECT COST			
		35	GCA	17,613	GCA	115,066	GCA	5,957		107	GCA	132,680
		\$/Parking	U.P. (sf)	COST	U.P. (sf)	COST	U.P. (sf)	COST	%	\$/Suite	U.P. (sf)	
07400	Metal Panels & Siding	-	0.00	0	0.76	87,750	0.00	0	0.22%	820	0.66	87,750
07500	Sealants and Caulking	47	0.09	1,636	0.46	53,500	0.00	0	0.14%	515	0.42	55,136
07600	Firestopping and Smoke Seals	94	0.19	3,273	0.60	69,550	0.00	0	0.18%	681	0.55	72,823
8	DOORS & WINDOWS	427	0.85	14,932	34.71	3,993,528	0.00	0	9.85%	37,462	30.21	4,008,460
08100	Metal Doors and Frames	121	0.24	4,250	0.62	71,600	0.00	0	0.19%	709	0.57	75,850
08200	Sliding Doors, Mirrors & Shelves	-	0.00	0	1.59	182,450	0.00	0	0.45%	1,705	1.38	182,450
08300	Overhead Doors	-	0.00	0	0.65	75,000	0.00	0	0.18%	701	0.57	75,000
08400	Aluminum Windows	-	0.00	0	23.92	2,752,103	0.00	0	6.76%	25,721	20.74	2,752,103
08600	Glazed Railings & Privacy Dividers	-	0.00	0	2.28	261,909	0.00	0	0.64%	2,448	1.97	261,909
08700	Hardware	71	0.14	2,500	1.93	222,025	0.00	0	0.55%	2,098	1.69	224,525
08750	Shower Enclosure and Doors	-	0.00	0	0.68	78,000	0.00	0	0.19%	729	0.59	78,000
08900	Miscellaneous & Interior Glazing	234	0.46	8,182	1.40	160,977	0.00	0	0.42%	1,581	1.27	169,158
9	FINISHES	826	1.64	28,921	32.68	3,760,071	0.00	0	9.31%	35,411	28.56	3,788,992
09100	Drywall & Acoustics	153	0.30	5,340	22.74	2,617,134	0.00	0	6.44%	24,509	19.77	2,622,474
09300	Tiling	57	0.11	1,995	3.04	350,335	0.00	0	0.87%	3,293	2.66	352,330
09500	Wood Flooring	-	0.00	0	3.10	357,058	0.00	0	0.88%	3,337	2.69	357,058
09600	Carpet & Resilient Flooring	29	0.06	1,000	0.55	63,095	0.00	0	0.16%	599	0.48	64,095
09990	Rubber Flooring	-	0.00	0	0.27	30,938	0.00	0	0.08%	289	0.23	30,938
09900	Paint / Wall Coverings	588	1.17	20,586	2.97	341,512	0.00	0	0.89%	3,384	2.73	362,097
10	SPECIALTIES	357	0.71	12,500	2.44	280,550	0.00	0	0.72%	2,739	2.21	293,050
10300	Fireplaces	-	0.00	0	0.00	0	0.00	0	0.00%	-	0.00	0
10500	Lockers/Bike Racks/Wire Mesh Partitions/Closet Shelf	-	0.00	0	0.62	71,100	0.00	0	0.17%	664	0.54	71,100
10700	Canopies	-	0.00	0	0.87	100,000	0.00	0	0.25%	935	0.75	100,000
10800	Washroom Accessories	-	0.00	0	0.44	51,000	0.00	0	0.13%	477	0.38	51,000
10900	Miscellaneous Specialties	357	0.71	12,500	0.51	58,450	0.00	0	0.17%	663	0.53	70,950
11	EQUIPMENT	-	0.00	0	6.05	696,500	0.00	0	1.71%	6,509	5.25	696,500
11050	Fall Protection Systems	-	0.00	0	1.30	150,000	0.00	0	0.37%	1,402	1.13	150,000
11100	Kitchen Equipment / Appliances	-	0.00	0	4.27	491,500	0.00	0	1.21%	4,593	3.70	491,500
11200	Waste Handling Equipment	-	0.00	0	0.48	55,000	0.00	0	0.14%	514	0.41	55,000
11300	Parking Equipment	-	0.00	0	0.00	0	0.00	0	0.00%	-	0.00	0
11400	Fitness Equipment	-	0.00	0	0.00	0	0.00	0	0.00%	-	0.00	0
11500	Loading Dock Equipment	-	0.00	0	0.00	0	0.00	0	0.00%	-	0.00	0
12	FURNISHINGS	-	0.00	0	1.34	153,750	0.00	0	0.38%	1,437	1.16	153,750
12500	Window Blinds	-	0.00	0	1.34	153,750	0.00	0	0.38%	1,437	1.16	153,750

ORDER OF MAGNITUDE BUDGET SUMMARY												
SKYGRiD			PROJECT: LOCATION: CLIENT: DATE:									
			RO									
DIVISIONS		BELOW GRADE			ABOVE GRADE		SITEWORKS		TOTAL PROJECT COST			
		35	GCA	17,613	GCA	115,066	GCA	5,957		107	GCA	132,680
		\$/Parking	U.P. (sf)	COST	U.P. (sf)	COST	U.P. (sf)	COST	%	\$/Suite	U.P. (sf)	
13	SPECIAL CONSTRUCTION	-	0.00	0	0.29	33,390	0.00	0	0.08%	312	0.25	33,390
13100	Spa / Sauna Equipment	-	0.00	0	0.00	0	0.00	0	0.00%	-	0.00	0
13150	Swimming Pool	-	0.00	0	0.00	0	0.00	0	0.00%	-	0.00	0
13800	Vibration Control Floating Floor	-	0.00	0	0.29	33,390	0.00	0	0.08%	312	0.25	33,390
14	CONVEYING	1,714	3.41	60,000	5.56	640,000	0.00	0	1.72%	6,542	5.28	700,000
14100	Conveying Systems	1,714	3.41	60,000	5.56	640,000	0.00	0	1.72%	6,542	5.28	700,000
15	MECHANICAL	4,789	9.52	167,624	61.37	7,061,501	0.00	0	17.76%	67,562	54.49	7,229,125
15100	Plumbing	2,338	4.65	81,817	45.57	5,243,000	0.00	0	13.08%	49,765	40.13	5,324,817
15110	Fire Protection	2,338	4.65	81,817	4.65	534,501	0.00	0	1.51%	5,760	4.65	616,318
15700	HVAC	114	0.23	3,990	11.16	1,284,000	0.00	0	3.16%	12,037	9.71	1,287,990
16	ELECTRICAL	6,364	12.65	222,726	25.11	2,889,000	8.39	50,000	7.77%	29,549	23.83	3,161,726
16100	Electrical	6,364	12.65	222,726	21.39	2,461,000	8.39	50,000	6.72%	25,549	20.60	2,733,726
16110	Communication Systems - Tel/Data, CATV	-	0.00	0	0.00	0	0.00	0	0.00%	-	0.00	0
16200	Lighting Fixtures	-	0.00	0	2.32	267,500	0.00	0	0.66%	2,500	2.02	267,500
16500	Security System	-	0.00	0	1.39	160,500	0.00	0	0.39%	1,500	1.21	160,500
CA	CASH ALLOWANCES	-	0.00	0	0.00	0	0.00	0	0.00%	-	0.00	0
	TOTAL DIRECT COST	123,478	245.37	4,321,714	302.71	34,831,798	259.90	1,548,147	100.00%	380,389	306.77	40,701,659
1	GENERAL CONDITIONS	16,052	31.90	561,823	39.35	4,528,134	33.79	201,259	13.00%	49,451	39.88	5,291,216
17	FEE											Excluded
	SUB TOTAL	139,530	277.26	4,883,537	342.06	39,359,931	293.69	1,749,406	113.00%	429,840	346.65	45,992,874
18	CONSTRUCTION CONTINGENCY - BY CLIENT	-	0.00	-	0.00	-	0.00	-	0.00%	-	0.00	0
19	DESIGN CONTINGENCY - BY CLIENT	-	0.00	-	0.00	-	0.00	-	0.00%	-	0.00	0
20	ESCALATION - BY CLIENT	-	0.00	-	0.00	-	0.00	-	0.00%	-	0.00	0
21	BONDING / INSURANCES - EXCLUDED	-	0.00	-	0.00	-	0.00	-	0.00%	-	0.00	0
	TOTAL	139,530	277.26	4,883,537	342.06	39,359,931	293.69	1,749,406	113.00%	429,840	346.65	45,992,874

Based on preliminary information presently available and furnished to SkyGrid by the Owner, Architect and/or others this estimate has been prepared and furnished for the sole purpose of providing an approximation of the anticipated construction cost. We are confident that with SkyGrid's continued involvement , further development with the Design Team combined with proper project control and value engineering, that this estimate is achievable.

- Notes:
- 1. GCA stands for Gross Construction Area.
 - 2. We have only included for the items shown in this estimate, all other items are not included.
 - 3. Any costs associated with COVID-19 is excluded.

Deficiency control

SKYGRiD approaches deficiency management as a planned, structured, and transparent process, beginning well before Substantial Performance and extending through final completion. This is particularly critical for the Clearview Lodge project, given the phased delivery and occupied seniors' environment.

Deficiency identification

Deficiencies are identified through multiple, coordinated channels to ensure no items are overlooked:

- Ongoing quality inspections conducted by site supervision and discipline leads throughout construction.
- Consultant and Owner walkthroughs at defined milestones and prior to Substantial Performance.
- Trade-led pre-inspection reviews, requiring subcontractors to complete internal checks before formal deficiency walks.
- Digital deficiency tracking, using a centralized platform to log, categorize, and assign deficiencies with photographs, locations, and responsibility clearly identified.

This multi-layered approach allows deficiencies to be identified early, prioritized appropriately, and resolved without impacting resident safety or operational continuity.

Remediation and close-out

Once identified, deficiencies are:

- Assigned immediately to the responsible trade with clear timelines for correction.
- Tracked through to completion, with status updates reviewed regularly with the Owner and Consultant.
- Sequenced carefully to avoid disruption to residents, staff, and completed areas, particularly in phased turnover zones.
- Re-inspected and verified by site supervision and the Consultant prior to close-out.

SKYGRiD maintains a live deficiency log that is shared with the Owner and Consultant, providing

full visibility into progress, outstanding items, and anticipated completion dates.

As-builts and close-out documentation

As-built documentation is developed progressively, not deferred to the end of the project:

- Subcontractors are required to maintain red-line markups throughout construction.
- SKYGRiD reviews and consolidates as-built information for accuracy and completeness.
- Final as-built drawings, O&M manuals, warranties, and commissioning records are compiled into a structured close-out package aligned with the Contract Documents.
- Documentation is submitted in both hard copy and digital format, suitable for long-term facility operations and maintenance.

This disciplined approach ensures the Owner receives reliable, usable records that support ongoing operations and future renovations.

Warranty management and issue resolution

SKYGRiD views warranty support as an extension of construction services and a critical component of Owner satisfaction.

Warranty tracking and administration

At project close-out, SKYGRiD prepares a comprehensive warranty register, identifying:

- Warranty periods by system and trade
- Manufacturer and installer contact information
- Submission and response requirements

This register is reviewed with the Owner and serves as the central reference throughout the warranty period.

Handling warranty issues

When warranty issues arise, SKYGRiD:

- Acts as the single point of coordination between the Owner, Consultant, and responsible trade or supplier.
- Logs warranty items promptly and confirms warranty applicability.
- Coordinates site access, inspections, and remedial work in a manner that minimizes disruption to residents and staff.

- Tracks warranty work through completion and confirms acceptance by the Owner and Consultant.

For recurring or systemic issues, SKYGRiD works collaboratively with the Consultant and trade partners to identify root causes and implement durable solutions, rather than short-term fixes.

Owner support through the warranty period

Throughout the warranty period, SKYGRiD remains actively involved by:

- Monitoring outstanding warranty items and response timelines.
- Supporting the Owner during scheduled warranty reviews.
- Assisting with documentation, correspondence, and escalation where required.

This proactive, organized approach ensures warranty issues are resolved efficiently, transparently, and with minimal impact on Clearview Lodge residents and operations.

Case Study

On a recent GTA project, warranty issues arose post-occupancy involving mechanical systems such as make-up air units, pumps, and cooling tower components. The Owner provided work orders and invoices for investigations and repairs, requiring clarification of warranty obligations versus maintenance- or tenant-related issues. SKYGRiD reviewed consultant information and third-party work orders, assessing each item against the original scope of work, warranty documentation, and inspection approvals. Confirmed warranty items were directed to the responsible trade or warranty provider, ensuring

corrective work was completed while protecting warranty validity and avoiding inappropriate back-charges.

Where issues were attributable to maintenance, tenant installations, or seasonal conditions (such as freeze damage), SKYGRiD documented the findings and advised the Owner accordingly. Warranty items were formally issued, while non-warranty items were excluded to prevent disputes or voided coverage.

This structured review process ensured warranty obligations were enforced appropriately, unnecessary costs were avoided, and long-term system performance and Owner relationships were protected.

4.2

CAPABILITIES

- .1 ORGANIZATIONAL EXPERIENCE
- .2 KEY PERSONNEL

About SKYGRiD

SKYGRiD Construction Inc. is a Canadian construction management firm with 15 years of experience delivering professional CM-at-Risk and construction management services on complex, multi-phase projects. The firm provides oversight, consultation, and execution services across a broad range of building types, with a particular focus on publicly funded, operationally sensitive environments. On an annual basis, SKYGRiD typically administers multiple construction contracts concurrently, providing the level of cost, schedule, and quality control required for projects such as the Clearview Lodge Expansion and Modernization.

Over the past several years, SKYGRiD has experienced sustained growth in Western Canada, supported by long-term client relationships and repeat work. The firm maintains a permanent office in Vancouver and has recently established a new office in Victoria, strengthening its ability to serve clients throughout British Columbia and Western Canada with local leadership, market knowledge, and on-the-ground support. This regional presence allows SKYGRiD to engage local consultants, trades, and suppliers early and effectively, while maintaining consistent corporate standards and systems across all projects.

A defining strength of SKYGRiD's construction management approach is its ability to create cost certainty early and unlock value for Owners. Through disciplined estimating, market engagement, and constructability analysis during pre-construction, SKYGRiD has repeatedly helped Owners reallocate savings from the original scope to incorporate additional program elements from "wish lists." These outcomes are achieved by identifying efficiencies in systems selection, sequencing, procurement strategies, and temporary works—without compromising durability, performance, or long-term operating costs. Cost savings are fully documented and reviewed with the Owner, ensuring that added scope is intentional, affordable, and aligned with project objectives.

SKYGRiD has established a strong track record of delivering projects on time and on budget through proactive planning, transparent reporting, and disciplined project controls. Schedules and budgets are treated as active management tools

rather than static documents, with continuous monitoring of commitments, forecasts, risks, and change events. Issues are identified early and addressed collaboratively, allowing informed decisions before schedule delays or cost overruns occur. This approach is particularly well suited to public-sector projects where accountability, predictability, and documentation are critical.

Through its Western Canadian offices, SKYGRiD has developed strong familiarity with the local construction community, including regional trade contractors, suppliers, and authorities having jurisdiction. This local knowledge supports realistic pricing, reliable procurement strategies, and effective coordination with inspectors and regulators, while also promoting fair, competitive bidding.

SKYGRiD also brings relevant experience in the renovation and expansion of occupied facilities. These projects require heightened attention to phasing, resident safety, infection control, noise and vibration management, and continuity of operations. SKYGRiD's teams are experienced in planning and executing work in live environments, balancing construction efficiency with the needs of residents, staff, and operators.

Together, SKYGRiD's experience, regional presence, and disciplined construction management approach position the firm to deliver a cost-controlled, carefully phased project that supports Taber & District Housing Foundation's objectives for resident safety, operational continuity, and long-term value.



Our Founders (left to right): Jason Heideman, Danny Tito, Fernando Tito and Jason Pelaccia

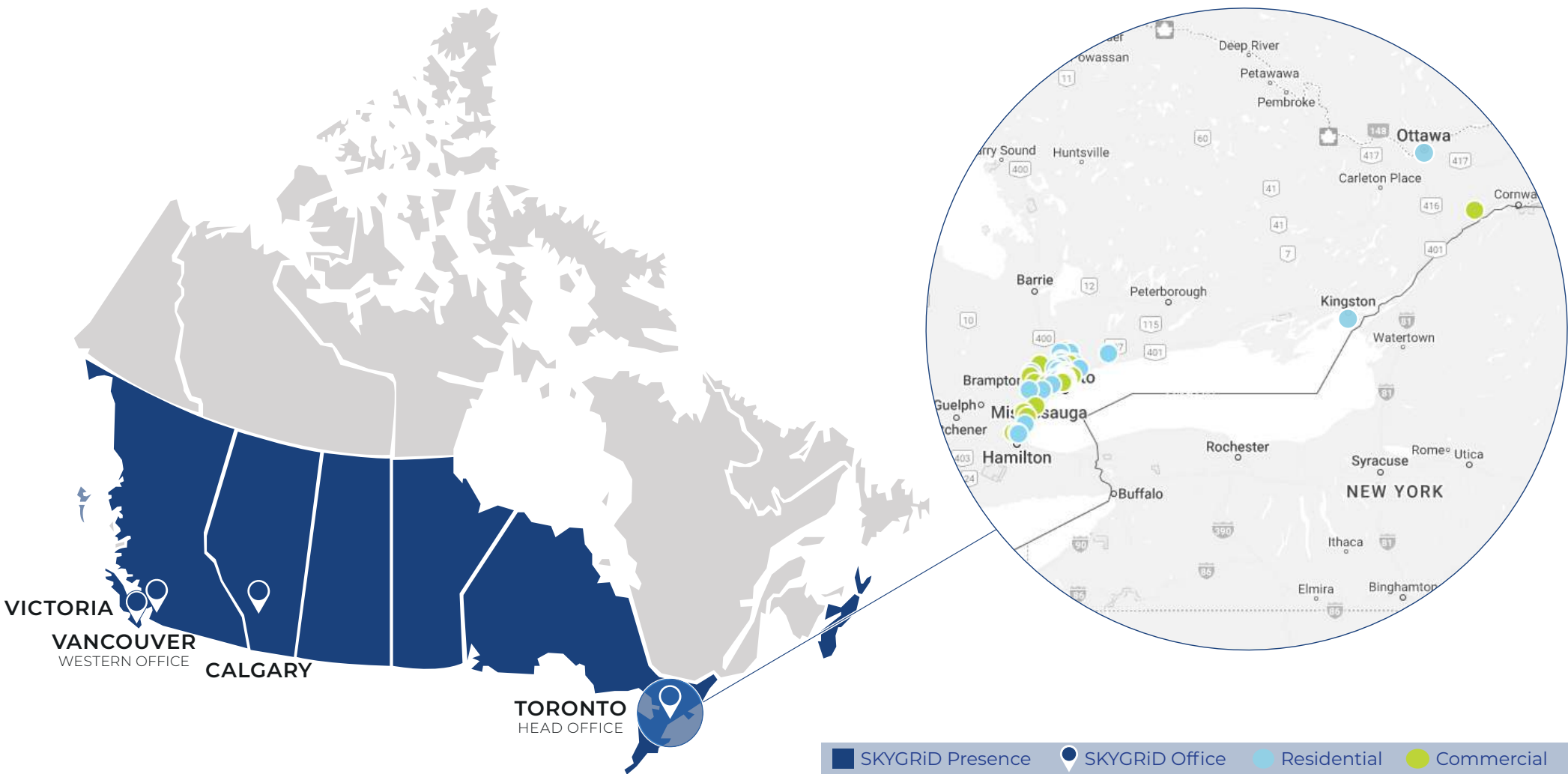
WE ARE CONSTRUCTION EXPERTS

OUR MISSION, *EACH AND EVERY DAY*, IS TO OUTPERFORM OUR COMPETITORS

In essence, SKYGRiD functions as an extension of our clients’ business. We pour all the knowledge and skill we have gained in our decades of experience into every project. Our team is both flexible and agile, and our size allows us to respond quickly to changing conditions, unencumbered by the bureaucracy and weighty infrastructures that may hinder our competition.

We offer all our clients an experienced project team right from preconstruction, with the assurance that a SKYGRiD Senior Manager will be personally involved with your project at every stage of its development.

SKYGRID’S NATIONAL EXPERIENCE



FACTS & FIGURES (RESIDENTIAL AND COMMERCIAL)



215
Total Completed Projects



38
Total Active Projects



2,800+
Total Storeys



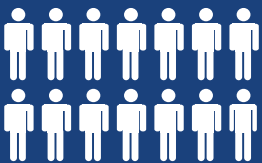
36M+
Total Square Feet



\$11B+
Total Value of Completed & Contracted Projects

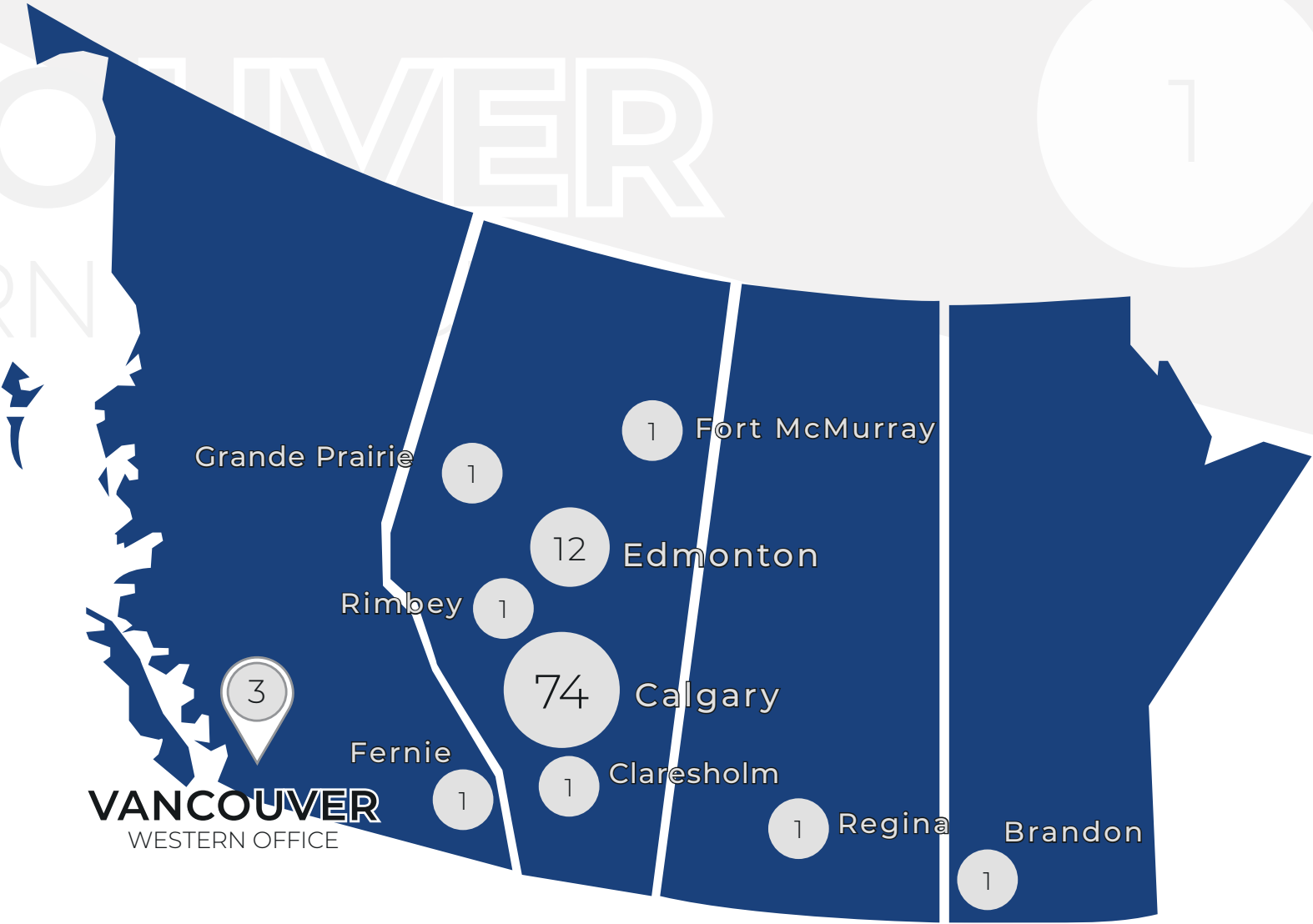
PEOPLE & CULTURE

160+
EMPLOYEES
ACROSS CANADA



WESTERN CANADIAN EXPERIENCE

SKYGRID HAS COMPLETED 96 PROJECTS WITHIN WESTERN CANADA



CALGARY, AB
Tim Hortons Store #103224
EDON ABP Renovation
EDON Evolution Fit-Out
Armer Warehouse
Culligan Water Building Renovation
CBI Home Health
EDON Group Home 8
EDON SAJA Pipe Remediation
EDON 6025 - 12th St. SE Renovations
EDON 6125 - 12th St. SE Renovations
EDON 190 - 1209 59th Ave. SE Renovations
Coca-Cola Ammonia Room Renovation
EDON 115 - 3016 10th Ave. NE
St. Louis Hotel Window Replacement
Remax Office Expansion
EDON Slab Foam Jacking
EDON 2912 Memorial M&E Upgrades
EDON Boss Packaging Units 7 & 8
Culligan Wall Rebuild
6025-12th Street SE Tenant Improvements
Lincoln Welding Overhead Door Repairs
Lincoln Welding Parapet Construction
SAJA Underground Rain Water Leeder Repairs
Airstate Office Fit-Out
FLS Transportation Office Fit-Out
Engineered Power
RSTS Tenant Improvements
8125-R-003 Calgary, AB-AP Refresh
Pattison Signs Office Fit-Out
EDON Mgmt. Service Work for Airstate
EDON Mgmt. Service Work for Resman
SAJA Abatement & Coring
5925-12th St. SE Floor Repair
Atrium I Corridor Renovations
Engineered Power Shed Demolition
DK Beauty Relocation & Fit-Out
Atrium II Remediation & Modernization

CALGARY, AB
Cott Beverages Fit-Out
ABP Airstate Regrading
Extreme Telematics Fit-Out
Stampede Salvage Project
ABP Resman Regrading
Hertz Car Rental Calgary Macleod Trail HLE
Clifford Restorations Salvage Materials
CBI Health Group Renovation
114 5th Ave. Fit-Out
2912 Memorial Dr. SE - 3rd Floor Painting
EDON - Suite 180
Concept Electric
Hertz Wash Bays
Hertz Parking Lot
ABP 1410-28th St. NE, Units 7 & 8
Dollar Thrifty Cover Plates
Spruce Meadows Civil Work
Hertz Service Centre Gate
TD Shawville Flood Restoration
Hertz Service Centre
Robertson College Renovations
Calgary Food Bank Interior Renovation
TDI Claims Office Fit-Out
TD Shawville Renovation
Waste Management of Canada
Palliser Square Properties Demising Wall
Palliser Square Properties Lobby Upgrades
TD Calgary Training & Regional Offices
Community Electric Office Wall Work
Prince of Peace School Renovation
8821-8560 8A Ave. M&E Upgrades
Hawthorn Clean-up
TD Beacon Hill
TD BGIS Services
TD Capital 34th St. Parking Lot
TD Market Mall
TD Garrison

EDMONTON, AB
Chipotle - 1923 99th St. NW
Splitsville - 1923 99th St. NW
Tim Hortons Store #100743
Tim Hortons Store #103690
7th St. Plaza Cooling Plant Upgrade
TD Edmonton City Centre (ECC)
ECC Business Banking Restack
ECC Risk Restack
ECC TDI Restack
ECC TD Restack LL C&L
ECC TD Wealth Renovation & Fit-Out
ECC Hertz Comfort Inn
CLARESHOLM, AB
Tim Hortons Store #103412
FORT McMURRAY, AB
BMO Fort McMurray
GRAND PRAIRIE, AB
Grand Prairie Regional Hospital
RIMBEY, AB
BMO Rimbey
VANCOUVER, BC
6071 Azure Rd., Richmond
No.3 Rd. & Anderson Rd., Richmond
1510 W 71st Ave. & 8733 Granville St.
FERNIE, BC
TD Fernie
REGINA, SK
TD Regina Renovation
BRANDON, MB
TD Brandon Fit-Out

A RECORD OF SUCCESSFUL PROJECT DELIVERY

At SKYGRiD, our approach to construction is grounded in partnership, precision, and accountability. We work closely with clients from early planning and design through construction and delivery to achieve outcomes that are practical, well coordinated, and aligned with project objectives. Our role extends beyond building to actively supporting decision-making, managing risk, and translating design intent into durable, high-quality construction.

COMPLETED

Project Name	Completed	Purpose-Built Rentals / Hotel	Downtown Toronto	Heritage Restoration / Retention	Multi-Towers / Structures	Value (Million)	No. of Storeys	No. of Suites	Size (Sq. Ft.)
The Yorkville Condominiums	2016		✓			\$60M	32	233	215,000
Karma	2016		✓	✓		\$80M	54	495	450,000
INDX Condominium	2016		✓			\$130M	55	798	500,000
The Code	2016					\$30M	9	118	165,000
Dream Residences at Yorkdale	2017					\$20M	9	84	140,000
The Bond	2017		✓			\$90M	41	393	50,000
Indigo Bay	2017	✓				\$50M	26	224	20,000
Whitby Harbourside Condos	2017				✓	\$60M	4, 4, 4, 4	252	90,000
Bisha Hotel & Residences	2017	✓	✓	✓		\$110M	45	458	525,000
Grand Palace Condominiums	2017				✓	\$60M	15, 15	520	475,000
The Upper House Condominium	2018					\$25M	7	66	210,000
The Berkeley Condo	2019					\$35M	17	120	230,000
Avenue 151	2020		✓			\$35M	10	71	125,000
Dundas Square Gardens	2020		✓		✓	\$160M	50, 16	1,004	825,000
Towns of Don Mills	2020				✓	\$25M	3, 3, 3, 3, 3	67	30,000
Avro Residences	2021					\$45M	14	180	145,000
Junction Factory	2021	✓				\$35M	7	131	175,000
Litho	2021	✓	✓			\$100M	9	210	350,000
Strada	2021	✓	✓			\$40M	8	61	95,000
Vanguard	2021					\$65M	25	196	230,000
299 Campbell	2023	✓	✓			\$75M	15	235	300,000
The Rosedale on Bloor	2023	✓	✓			\$190M	55	807	475,000
IMMIX	2023	✓	✓	✓		\$135M	39	451	500,000
The Ivy	2023	✓	✓	✓		\$70M	34	232	215,000
The Keeley	2024					\$115M	13	363	500,000
Garden District Condos	2024		✓	✓		\$70M	32	234	240,000
K Square Condos	2024				✓	\$170M	31, 34	658	810,000

Our experience delivering complex residential projects reflects a disciplined focus on planning, coordination, and execution. By combining technical expertise with close attention to detail at every phase, we consistently deliver projects that meet schedule commitments, maintain budget control, and uphold quality standards. This approach has fostered long-standing client relationships built on trust, transparency, and consistent performance.

COMPLETED

Project Name	Completed	Purpose-Built Rentals / Hotel	Downtown Toronto	Heritage Restoration / Retention	Multi-Towers / Structures	Value (Million)	No. of Storeys	No. of Suites	Size (Sq. Ft.)
Brightstone	2024	✓				\$70M	12	174	290,000
M2M Condominiums	2024				✓	\$290M	36, 34	810	1,200,000
The 203 Residences/TOOR	2024	✓	✓			\$95M	32	423	225,000
Artform	2024					\$95M	17	336	400,000
1 Jarvis	2024					\$85M	15	354	330,000
The One	2025	✓	✓			\$600M	83	503	1,000,000
The Landing	2024				✓	\$145M	18, 6, 6, 5, 5, 5	348	525,000
Arte Residence	2025					\$120M	18	427	475,000
Totals:						\$3.58B	1,040	12,036	12.53M+

UNDER CONSTRUCTION

Project Name	Completed	Purpose-Built Rentals / Hotel	Downtown Toronto	Heritage Restoration / Retention	Multi-Towers / Structures	Value (Million)	No. of Storeys	No. of Suites	Size (Sq. Ft.)
Verge Condos	2026				✓	\$210M	17, 10, 10, 8	544	710,000
30 Merton	2026	✓	✓			\$160M	37	322	460,000
The Design District	2026				✓	\$320M	30, 30, 30	931	1,200,000
386 Symington	2026	✓	✓		✓	\$120M	17, 8	332	390,000
Yonge & Roselawn	2027	✓	✓	✓	✓	\$240M	27, 21	542	700,000
307 Sherbourne	2027	✓	✓			\$50M	18	220	104,000
ROQ - Queen & Ontario	2027	✓	✓	✓	✓	\$285M	24, 23	850	1,056,000
Totals:						\$1.39B	310	3,741	4.6M+

The detailed project profiles that follow these summary tables highlight developments that are directly relevant in scale, scope, and delivery method. These examples demonstrate our experience managing urban sites, coordinating multidisciplinary teams, and delivering projects with demanding performance, scheduling, and logistical requirements.

PRECONSTRUCTION

Project Name	Purpose-Built Rentals / Hotel	Downtown Toronto	Heritage Restoration / Retention	Multi-Towers / Structures	Value (Million)	No. of Storeys	No. of Suites	Size (Sq. Ft.)
Allure		✓	✓		\$170M	43	509	490,000
The Leaside		✓		✓	\$105M	8, 8	241	300,000
Leona Condominiums					\$40M	8	58	85,000
72 Perth	✓	✓			\$58M	10	128	125,000
2 Tecumseth	✓	✓		✓	\$410M	31, 23	950	1,315,000
Queen & Sherbourne		✓	✓	✓	\$255M	25	446	805,000
M3 - 180 Burnhamthorpe			✓	✓	\$400M	65, 45	1,176	1,000,000
RioCan Leaside Centre	✓	✓		✓	\$800M	34, 29, 21, 18, 10, 10, 10, 5	1,508	2,000,000
145 Wellington West	✓	✓			\$250M	60	432	625,000
2990 Eglinton Ave				✓	\$80M	39	395	480,000
Weston Park			✓	✓	\$400M	45, 50	927	925,000
Lakeview Village Block 15				✓	\$400M	73	682	1,498,000
92 John Street					\$130M	31	395	384,930
Commodore's Cove (Kingston)				✓	\$150M	43	343	836,000
Greenhaus					\$45M	8	101	131,000
Markham Phase 1 - Highmount Condominiums				✓	\$140M	8, 8	355	478,000
128 Peter Street		✓	✓		\$140M	39	377	328,000
Circa Phase 3				✓	\$375M	93	1171	994,000
Nava Phase 2					\$120M	6, 8	278	361,000
Kings Vista Condos					\$100M	19	258	305,000
589 Eglinton Ave E	✓	✓			\$150M	40	470	420,000
Landa Place - Phase 1				✓	\$250M	38, 35	882	968,000
BB1 - 1830 Weston Road					\$185M	36	565	486,000
88 Isabella		✓			\$245M	6	720	620,000
17175 Yonge St	✓				\$85	9	208	265,000
270 Sheppard Ave W					\$70	11	179	252,000
Totals:					\$5.55B	1,108	13,754	16.5M+



71

Completed & Contracted
Residential Projects



2,600

Number of
Residential Storeys



30,000

Number of
Residential Suites



35M+

Total Residential
Square Feet



\$11B+

Total Value of
Completed & Contracted
Residential Projects

Project delivery under CCDC 5B

CCDC-5B is well aligned with Taber & District Housing Foundation’s objectives for early collaboration, transparent decision-making, and disciplined cost and risk management on the Clearview Lodge Expansion & Modernization project. The delivery model supports early engagement between the Owner, Consultant, and Construction Manager, which is essential for a project involving renovation and expansion within an occupied seniors’ housing facility. The open-book structure and clearly defined change-management framework ensure that the Owner remains fully informed as design, phasing, and procurement strategies are developed and refined. In practice, the contract form reinforces the collaborative, accountable behaviours that SKYGRiD applies on similar CM-at-Risk projects.

Depth of CCDC 5B/5A Experience

A significant portion of SKYGRiD’s completed work and active pursuits is delivered under CCDC-5B or CCDC-5A, particularly on multi-unit residential and community-based facilities. These projects share core characteristics with Clearview Lodge, including:

- value-focused pre-construction and constructability review;
- governance and procurement strategies structured around CCDC-5B requirements;
- rigorous budget control supported by open-book cost reporting and change management; and
- actively managed risk registers tied to design development, phasing, and market conditions.

This experience allows SKYGRiD to apply the contract form as an effective management tool rather than a compliance exercise.

Beyond the Contract Form

While CCDC-5B establishes the contractual framework, successful delivery depends on how the Construction Manager applies resources, systems, and market knowledge. SKYGRiD brings an integrated platform encompassing estimating, pre-construction leadership, site management, and established trade relationships. This integration allows the team to mobilize early, maintain consistent project controls, and engage the local trade market through targeted market sounding and prequalification. For Clearview

Lodge, this approach supports realistic pricing, reliable procurement, and controlled execution within an active, occupied facility.

Delivering Clearview Lodge under CCDC 5B

Front-loaded pre-construction

SKYGRiD will collaborate closely with the design team to support design-assist reviews, interface coordination (particularly envelope and MEP tie-ins), and structured risk assessments linked directly to allowances, contingencies, and schedule logic. The objective is to identify and mitigate risk prior to tender, with particular attention to phasing, temporary works, and resident safety.

Open-book procurement and cost control

Disciplined bid packaging, transparent bid levelling, and clear recommendation reports will present cost, schedule, and risk implications in a manner that supports timely, informed Owner decisions.

Change prevention and execution

Scope matrices and drawing reviews will clarify boundaries before tender, while coordinated QA/QC processes, commissioning planning, and structured close-out procedures will support quality delivery and efficient turnover.

Controls and reporting

Regular reporting will provide clear visibility into procurement status, RFIs, submittals, site instructions, and cost forecasting, keeping all

stakeholders aligned throughout design and construction.

Built for CCDC 5B

CCDC-5B is an appropriate delivery vehicle for the Clearview Lodge Expansion & Modernization

project, and SKYGRiD is structured to execute it effectively. Our experience with open-book CM delivery, value-driven pre-construction, and disciplined controls supports fewer surprises, timely decisions, and a clear, well-managed path from design through occupancy.

CCDC 5B PROJECT EXAMPLES

A high proportion of our current CM work uses 5B/5A; our open-book, VE-first process is proven on Western Canada housing; and our national resources mean we deliver the same disciplined results in Toronto or Calgary. For Clearview, that translates to fewer surprises, faster decisions, and a clear path from design to occupancy.

British Columbia

- **6071 Azure Road** | 6071 Azure Rd., Richmond, BC | **Low-End/Income Limits/Market Rate Rental** | **Preconstruction**
- **No. 3 & Anderson** | 8011 Anderson Rd., Richmond, BC | **Purpose-built Market Rate Rental/Retail** | **Preconstruction**

Ontario

- **Strada** | 555 College St., Toronto, ON | **Market Rate Rental/Retail** | **Completed**
- **Litho** | 740 Dupont St., Toronto, ON | **Market Rate Rental/Retail** | **Completed**
- **1 Jarvis** | 1 Jarvis St., Hamilton, ON | **Condo/Retail** | **Completed**
- **Artform** | 86–90 Dundas St. E., Mississauga, ON | **Condo** | **Completed**
- **M2M Condominiums** | 5915 Yonge St., North York, ON | **Condo** | **Completed**
- **Arte Residence** | 89–95 Dundas St. W., Mississauga, ON | **Condo/Retail** | **Completed**
- **The Verge Condos** | 1001 The Queensway, Toronto, ON | **Condo/Retail** | **In Construction**
- **30 Merton** | 30 Merton St., Toronto, ON | **Market Rate Rental/Retail** | **In Construction**
- **Design District** | 41 Wilson St., Hamilton, ON | **Condo/Retail** | **In Construction**
- **Allure (King & Princess)** | 250 King St. E., Toronto, ON | **Condo/Retail** | **Preconstruction**
- **The Leaside 126–132 & 134 Laird Dr.** | 126 Laird Dr., Toronto, ON | **Condo** | **Preconstruction**
- **Yonge & Roselawn** | 2444 Yonge St., Toronto, ON | **Market Rate Rental/Retail** | **In Construction**
- **2 Tecumseth** | 2 Tecumseth St., Toronto, ON | **Condo/Market Rate Rental/Office/Retail** | **Preconstruction**
- **The One** | 1 Bloor St. W., Toronto, ON | **Condo/Hotel/Retail** | **Completed**
- **RioCan Leaside Centre** | 815–845 Eglinton Ave. E., Toronto, ON | **Affordable Rental/Office/Retail** | **Preconstruction**
- **2990 Eglinton Ave.** | 2990 Eglinton Ave., Toronto, ON | **Condo/Office/Retail** | **Preconstruction**
- **Lakeview Village Block 15** | 985 Hydro Rd., Mississauga, ON | **Condo** | **Preconstruction**
- **92 John St.** | 92–100 John St. N. & 75–81 Wilson St., Hamilton, ON | **Condo/Retail** | **Preconstruction**
- **Kings Vista Condos** | 65 Kings Ct., Brampton, ON | **Preconstruction**
- **307 Sherbourne St.** | 307 Sherbourne St., Toronto, ON | **Market Rate Rental** | **In Construction**
- **17175 Yonge St.** | 17175 Yonge St., Newmarket, ON | **Market Rate Rental** | **Preconstruction**
- **BB1 – 1830 Weston Rd.** | 1830 Weston Rd., Toronto, ON | **Condo** | **Preconstruction**
- **72 Perth** | 72 Perth Ave., Toronto, ON | **Market Rate Rental** | **Preconstruction**

Market reach and local capacity

SKYGRiD has established a strong and growing market presence across Western Canada, supported by active project delivery, permanent regional offices, and sustained engagement with local consultants, subcontractors, and suppliers. Our offices in Calgary, Vancouver, and Victoria reflect a long-term commitment to the region and enable SKYGRiD to resource projects with experienced personnel who understand Western Canadian market conditions, labour availability, and procurement realities.

For projects such as the Clearview Lodge Expansion & Modernization, this regional presence allows SKYGRiD to mobilize efficiently while engaging the Southern Alberta construction community early and meaningfully. We understand that successful delivery in markets such as Taber depends on procurement strategies that reflect local trade capacity, realistic sequencing, and transparent bid packaging. Our approach emphasizes early market sounding, clear scope definition, and fair, open procurement practices that encourage competitive participation from qualified regional trades.

SKYGRiD maintains an active and well-established network within the Alberta construction industry, supported by experience delivering projects across both urban and non-urban markets. While we bring regional depth and institutional experience, we are committed to a local-first procurement philosophy. For Clearview Lodge, our intent is to involve Taber-based and Southern Alberta subcontractors and suppliers wherever feasible, ensuring that project dollars remain within the community and that local expertise is fully leveraged. Where specialized skills or additional capacity are required, we supplement local resources with proven regional trade partners in a disciplined and transparent manner.

Our procurement strategy is informed by extensive experience administering open-book CM-at-Risk contracts. Trades are drawn to projects where scopes are clearly defined, procurement processes are consistent and fair, and change management is transparent. These

practices support competitive pricing, reduce procurement risk, and help maintain schedule certainty—particularly important on projects delivered within occupied facilities, where sequencing, coordination, and reliability of trade performance are critical.

SKYGRiD's market reach is not limited to major metropolitan centres. Our experience delivering community-based housing and institutional projects outside large urban markets demonstrates our ability to adapt to regional conditions, engage local expertise, and reinforce it with broader trade networks when necessary. This balanced approach ensures sufficient depth across all disciplines while maintaining a strong and consistent on-site presence.

For Clearview Lodge, SKYGRiD's regional reach, local engagement, and disciplined procurement methodology will support competitive tendering, responsive trade participation, and reliable performance throughout all phases of the work. By combining Western Canadian market experience with structured construction management practices, SKYGRiD offers Taber & District Housing Foundation a delivery team that is locally engaged, institutionally experienced, and committed to the successful modernization and long-term operation of Clearview Lodge.



Construction management projects

NAME	ADDRESS	START	PHASE	TYPE	CONTRACT	SCOPE	SIZE (SQ. FT.)	CONTACT
The Leaside Residences	126 Laird Dr., E. York, ON	1/1/2023	Pre-Construction	Residential	5B	Purpose-built rental residential tower with structured parking, amenity spaces, and urban site constraints.	300,000	Raki Raoufi, rraoufi@emblemdevcorp.com, (416) 865-8620
Cloverdale Experience Center	250 The E. Mall, Etobicoke, ON	5/1/2023	Complete	Commercial	5B	Public-facing experiential centre with high-finish interiors, exhibit spaces, and stakeholder coordination.	N/A	Aaron Knight, aaron.knight@quadreal.com (416) 673-7568
ALLURE	250 King St. E., Toronto, ON	6/5/2023	Pre-Construction	Residential	5B	High-rise residential tower with heritage context, podium programming, and dense downtown construction conditions.	490,000	Raki Raoufi, rraoufi@emblemdevcorp.com, (416) 865-8620
Flynn Canada HQ	900 Arvin Ave., Stoney Creek, ON	11/13/2023	Complete	Commercial	5B	Industrial office headquarters fit-out with base-building upgrades and operational coordination.	16,000	John McManus, (416) 814-0327
H3 - 92 John St.	92 John St. North, Hamilton, ON	12/2/2023	Pre-Construction	Residential	5B	High-rise residential tower with podium, constrained downtown site, and vertical construction challenges.	385,000	Raki Raoufi, rraoufi@emblemdevcorp.com, (416) 865-8620
Kingston Waterfront	1102 King St. W., Kingston, ON	1/1/2024	Construction	Residential	5A	Waterfront mixed-use redevelopment with public-realm integration and complex site servicing.	836,000	Sandro Sordi, sordi.sandro@gmail.com, (647) 669-3978
The One	1 Bloor St. W., Toronto, ON	3/1/2024	Complete	Residential	5B	Super-tall mixed-use tower with advanced structural systems and highly constrained urban staging.	1,000,000	KEB Hana Bank, 1101–4950 Yonge St., Toronto, ON, (416) 222-5200
LCBO Mississauga	2550 Hurontario St., Mississauga, ON	4/1/2024	Complete	Commercial	5B	Retail fit-out within operational commercial environment requiring phased delivery and strict safety controls.	8,000	Tony Binetti, tony@embeeproperties.ca, (416) 250-5858 x35
Landa Place	2075 Kennedy Rd., Scarborough, ON	5/15/2024	Pre-Construction	Residential	5A	Multi-unit residential development with site servicing, parking, and coordinated trade sequencing.	968,000	Harvey Zhang, harvey@landaglobal.com, (778) 668-5618
The Darling Home for Kids	5657 15 Side Rd., Milton, ON	6/3/2024	Post-Construction	Commercial	5B	Phased renovation and addition to occupied pediatric care facility prioritizing safety and continuity of operations.	9,000	Kristin Horrell, kristin@darlinghomeforkids.com, (905) 878-7673
307 Sherbourne St.	307 Sherbourne St., Toronto, ON	8/1/2024	Construction	Residential	5B	Urban residential redevelopment with heritage considerations and constrained site logistics.	104,000	Steven Pink, stevenp@forumam.com, (416) 716-8101
17175 Yonge St.	17175 Yonge St., Newmarket, ON	12/2/2024	Pre-Construction	Residential	5B	Mixed-use residential development with podium construction and municipal interface requirements.	265,000	Nabil Ghobrial Gouda, nabilg80@gmail.com, (905) 737-7471
88 Isabella	88 Isabella St., Toronto, ON	1/6/2025	Pre-Construction	Residential	5A	Downtown high-rise residential tower with podium, deep excavation, and tight site access.	620,000	Michael Zeljkovic, m.zeljkovic@capitaldevelopments.com, (416) 580-9646
1615 Dufferin	1615 Dufferin St., Toronto, ON	10/30/2025	Pre-Construction	Commercial	5B	Renovation of occupied shelter facility with phased work, safety management, and operational continuity.	23,400	June Hwang, june.hwang@toronto.ca, (416) 270-0248
3300 Dundas St. W.	3300 Dundas St. W., Toronto, ON	1/1/2026	Pre-Construction	Residential	5A	Mixed-use or residential redevelopment within established urban neighbourhood.	200,000	Robert Salmena, robert@terrafirmahomes.com, (416) 606-7844
175 Springbank	175 Springbank Ave., Woodstock, ON	1/5/2026	Pre-Construction	Residential	5B	Residential or institutional redevelopment with site servicing and municipal coordination.	38,000	Ryan Knight, ryan.knight@acbcncanada.com, (647) 225-3309
4–10 Beamish Dr.	4–10 Beamish Dr., Etobicoke, ON	1/5/2026	Pre-Construction	Residential	5B	Multi-building residential development with shared servicing and coordinated site logistics.	486,000	Andrew Salomon, asalomon@thehi-risegroup.com, (416) 258-4340
Hillcrest Mall - Bread Block	9350 Yonge St., Richmond Hill, ON	1/5/2026	Pre-Construction	Residential	5B	Retail and base-building modifications within active shopping centre environment.	750,000	Steve Nightingale, snightingale@oxfordproperties.com
M3 - 180 Burnhamthorpe	180 Burnhamthorpe Rd. W., Mississauga, ON	9/1/2026	Pre-Construction	Residential	5B	High-rise residential development with podium, parking, and dense urban conditions.	1,000,000	Raki Raoufi, rraoufi@emblemdevcorp.com, (416) 865-8620
6071 Azure Rd.	6071 Azure Rd., Richmond, BC		Pre-Construction	Residential	5B	Low-rise multi-building rental residential development with affordable housing, amenity spaces, and above-grade parking.	376,000	Jun Nan, jnan2004@hotmail.com, (604) 726-1338
No. 3 & Anderson	No. 3 Rd. & Anderson Rd., Richmond, BC		Pre-Construction	Residential	5B	High-density mixed-use rental development with retail podium, structured parking, and public-realm integration.	340,000	Jun Nan, jnan2004@hotmail.com, (604) 726-1338

Issue resolution

SKYGRiD’s approach to issue resolution combines regional delivery experience with disciplined decision-management practices developed on complex institutional projects. We focus on early identification of issues, clear option analysis, and proactive value engineering to achieve best value for money while protecting schedule, safety, and ongoing operations.

Case Study: Advanced Coordination and Conflict Resolution

Project Context: During the construction of the **Grande Prairie Regional Hospital**, a project of immense scale and technical complexity, significant mechanical and electrical interferences were identified between piping, ductwork, and structural components.

Proactive Leadership: Our Project Lead, Shayne Price, took the direct lead in establishing a dedicated Building Information Modeling (BIM) coordination team to review every technical interference well in advance of the physical work commencing. Over 200 interference items were identified that could have resulted in major impacts to the schedule and budget.

Decisive Coordination: We mandated that all participants—including Mechanical, Electrical, and Structural Consultants, as well as lead trade contractors—be empowered decision-makers. This eliminated the “return to office” delay, allowing for real-time resolution during coordination meetings.

Cost and Schedule Mitigation: By resolving these interferences in a virtual environment before they reached the field, we prevented costly site-instruction changes and avoided significant project delays.

Application to Clearview Lodge: SKYGRiD will apply this same “decision-maker” integrated approach to the Clearview Lodge project, particularly regarding the complex tie-ins between the new three-storey addition and the existing facility’s infrastructure.

Case Study: RioCan Edmonton South Common

Project Context: SKYGRiD is currently delivering the base building construction for Chipotle and Splitsville at Edmonton South Common under a combined \$12 million contract.

VE Methodology: At project outset, we developed a targeted Value Engineering list for the Owner and Consultant team, identifying technical alternatives that preserved national-tenant standards while reducing capital costs.

Creating a “Virtual Contingency”: Early acceptance of selected VE items allowed the Owner to reallocate savings into a project-specific contingency.

Managing Unforeseen Conditions & Enhancing Scope: This approach proved critical when abandoned foundations were encountered during excavation. Because budget flexibility had already been created through VE, removal costs were absorbed without exceeding the original \$12 million budget.

Application to Clearview Lodge: SKYGRiD will apply this same disciplined VE process to Clearview Lodge, identifying savings early to create financial flexibility that can be used for:

- **Risk Mitigation** — addressing unforeseen site or structural conditions within the existing 4730 50 Avenue facility; and
- **Scope Enhancement** — funding items from the Owner’s “wish list” not included in the initial base budget.

Result: The objective is to deliver a completed project that provides greater overall value without exceeding the Construction Budget.

The Owner expects a disciplined and transparent approach to change management and contemplated risks. SKYGRiD’s policy is to provide immediate written reporting of any event that threatens the project schedule or operational success, focusing on mitigation rather than assigning blame.

Case Study: Utility Discrepancy & Schedule Protection

The Issue: During the final stages of the Chipotle base building construction, a discrepancy was discovered regarding utility connections. The gas feed provided to the building was at a significantly higher pressure than the Rooftop Units (RTUs) were engineered to handle.

Initial Impact: This mismatch threatened to postpone completion and formal turnover, potentially delaying the tenant’s planned opening.

Immediate Communication: Although the utility account setup was the responsibility of third parties, SKYGRiD identified the unsatisfactory condition and notified the client immediately. We provided a clear explanation of the technical conflict and the potential impact on the Completion Date.

Proactive Resolution: Rather than “pointing fingers” or waiting for others to resolve the utility conflict, SKYGRiD took the lead in exploring work-around plans. We collaborated with the mechanical consultants and gas providers to identify an engineered solution.

Result: Through open and constant communication, a temporary solution was implemented that allowed the equipment to operate safely. This ensured the building was turned over on time, meeting the required occupancy milestones.

Application to Clearview Lodge: In an occupied seniors’ environment, utility tie-ins and interruptions are high-risk events. SKYGRiD will apply this same level of urgency and transparency to the Clearview Lodge project, ensuring the Owner is never surprised by technical hurdles and that solutions are always prioritized over disputes.

We are proactive partners, not passive observers.

The case studies above are not isolated incidents but reflections of this expression of SKYGRiD’s core philosophy. We believe that as a Construction Manager, our role is to protect the Owner’s budget and schedule by anticipating hurdles before they impact the site.

This philosophy extends to every aspect of our project administration, most notably in our Request for Information (RFI) process. SKYGRiD does not issue “open-ended” RFIs that stall progress while waiting for a consultant’s clarification. Instead, every RFI we issue is accompanied by a proposed solution based on our technical expertise and field experience. This allows the Consulting team to review and validate a path forward immediately, ensuring that no time is wasted and that the Project Team remains focused on delivery.



The Narrows

3455 EAST HASTINGS, EAST VANCOUVER, BC
PASSIVE HOUSE-CERTIFIED * NET ZERO

Client	Steiner Properties	Construction Commencement	October 2021
Contact	Trenton Berger (604) 830-7696	Construction Completion	November 2023
Consultant	Cornerstone Architecture	KEY PERSONNEL Project Executive Shayne Price	
Contract Type	CCDC-5B		
Value	\$15 million		
Size	40,000 sq. ft.		

ABOUT THE CLIENT / SCOPE

The Narrows is a six-storey, mixed-use rental development located at 3455 East Hastings Street, East Vancouver, delivered under a CCDC 5B Construction Management model. The project includes 48 residential rental suites and ground-floor retail units, all designed to meet the stringent **Passive House** Standard, achieving exceptional performance in airtightness, insulation, thermal-bridge mitigation, and energy efficiency. The project was recognized with the CleanBC Better Buildings NET-ZERO Energy-Ready Challenge Award, demonstrating its leadership in **sustainable design**.

A defining feature of the project is its **highly constrained urban infill site**, located between two existing buildings with zero lot line setbacks on both the east and west sides. This unique condition required the team to prefabricate 30-foot exterior wall panels, enabling rapid installation, improved quality control, reduced material waste, and minimized construction impact on neighbours.

The project also required meticulous logistical coordination due to its proximity to a **major transit corridor**, demanding a heightened emphasis on pedestrian safety, material movement, and stakeholder communication. **Shayne Price**—now with SKYGRiD—led the project and oversaw full lifecycle delivery, including schematic design input, value engineering, scheduling, trade coordination, Passive House compliance, and close-out.

RELEVANCE

The Narrows is highly relevant to the Clearview Lodge Expansion & Modernization project due to its emphasis on careful phasing, safety-first execution, and disciplined construction management in constrained and sensitive conditions. Delivered as a CCDC 5B Construction Management project, The Narrows required an approach that prioritized planning, transparency, and risk mitigation—core expectations of the Clearview Lodge Owner.

As mentioned, The Narrows’ constrained site geometry demanded **meticulous sequencing, logistics planning, and protection of surrounding occupants and the public** throughout construction. These conditions parallel Clearview Lodge’s requirement for phased construction within an occupied seniors’ facility, where resident safety, continuity of operations, and controlled site access are paramount.

Preconstruction leadership on The Narrows, led by Shayne Price, focused heavily on early constructability reviews, trade sequencing, and risk identification, ensuring that construction activities could proceed safely and efficiently despite significant physical and logistical constraints. This same preconstruction discipline—particularly around phasing strategies and temporary protection measures—is directly transferable to Clearview Lodge’s multi-phase renovation and expansion.

During construction, the project team implemented high-control site safety protocols, coordinated prefabricated building elements to reduce on-site exposure, and maintained clear communication with stakeholders to manage impacts and maintain safety in close-proximity conditions. These practices align directly with Clearview Lodge’s priorities around resident protection, disruption minimization, and risk-averse delivery.



Spark

4033 MAY DRIVE, RICHMOND, BC
ACCESSIBILITY * BC ENERGY STEP CODE 3

Client	Wynsgroup Properties	Construction Commencement	Spring 2018
Contact	Byron Chen byronchen@nwpcontracting.com	Construction Completion	Summer 2020
Consultant	GBL Architects	KEY PERSONNEL Project Executive Shayne Price	
Contract Type	CCDC-5B		
Value	\$30 million		
Size	115,000 sq. ft.		

ABOUT THE CLIENT

Wynsgroup Properties is a real estate development company headquartered in Richmond, BC. The firm specializes in residential and mixed-use developments, with a focus on delivering modern, high-quality living spaces.

SCOPE OF SERVICES

Spark is a four-storey wood-frame residential development over a two-level below-grade concrete parkade. It delivers 135 residential units (including designated affordable housing) with 9,000 sq. ft. outdoor and 1,200 sq. ft. indoor amenity space. A key sustainability feature is its connection to the City of Richmond’s geo-exchange **district energy system** for efficient year-round heating and cooling.

As Project Executive, **Shayne Price** provided strategic oversight from concept to completion, coordinating multi-disciplinary teams and aligning with municipal energy infrastructure to balance design goals with budget and schedule while maintaining resident comfort and architectural integrity.

RELEVANCE

Spark is another development that was delivered by SKYGRiD’s Shayne Price, who served as Project Executive and was responsible for strategic oversight, coordination of multidisciplinary teams, and alignment of the Owner and consultant team’s objectives with municipal requirements. And due to its emphasis on risk-managed construction, stakeholder coordination, and safety-driven execution within a residential environment, it’s also highly relevant to Clearview Lodge.

With senior leadership provided by Price, the project was delivered under a CCDC 5B Construction Management contract, reinforcing its relevance to Clearview Lodge and Taber & District Housing’s expectation of a transparent, collaborative CM-at-Risk approach.

A defining feature of Spark was its execution within a **fully occupied residential context**, requiring heightened attention to resident safety, site access control, noise and disruption management, and clear communication with stakeholders throughout construction. These considerations closely parallel the Clearview Lodge project, where renovation and expansion work must proceed while maintaining the safety, dignity, and day-to-day operations of a seniors’ care facility.

From a preconstruction and planning standpoint, Spark required early and sustained coordination with municipal authorities, sustainability consultants, and utility providers to integrate the City of Richmond’s geo-exchange district energy system, manage below-grade construction risks, and address unforeseen subgrade conditions. When site challenges arose—including groundwater and dewatering issues—the project team mitigated schedule and safety risks through proactive sequencing adjustments and off-site prefabrication, reducing on-site exposure and disruption.

The relevance to Clearview Lodge lies not in building typology alone, but in the leadership experience applied to complex, occupied residential construction: disciplined phasing, safety-first decision-making, transparent change management, and proactive risk mitigation. Shayne Price’s Project Executive experience on Spark directly informs the approach proposed for Clearview Lodge, ensuring that resident protection, continuity of operations, and controlled delivery remain central throughout all phases of work.



No. 3 & Anderson

NO. 3 ROAD AND ANDERSON ROAD, RICHMOND, BC
UNIVERSAL DESIGN * BC ENERGY STEP CODE 2

Client	Wilton Properties	Construction Commencement	Spring 2018
Contact	Jun Nan jnan2004@hotmail.com (604) 726-1338	Construction Completion	Summer 2020
Consultant	DA Architects + Planners	KEY PERSONNEL	
Contract Type	CCDC-5A	Project Executive	Shayne Price
Value	\$100 million		
Size	358,000 sq. ft.		

ABOUT THE CLIENT

Wilton Properties Ltd. is a private real estate development firm with a focus on the planning and delivery of multi-residential and mixed-use rental developments in British Columbia.

Wilton Properties' developments emphasize long-term asset quality, durability, and operational performance, with particular attention to building functionality, resident experience, and integration with surrounding urban contexts.

SCOPE OF SERVICES

The scope of services for the No. 3 & Anderson project includes comprehensive pre-construction and construction management services for a large-scale, mixed-use residential development. The project comprises a 15-storey building with approximately 319 rental units, integrated retail uses, internalized parking, and prominent public-realm interfaces along No. 3 Road and Anderson Road.

Pre-construction services focus on constructability reviews, sequencing and phasing strategies, logistics and access planning, and coordination with the Architect and Authorities Having Jurisdiction to support permitting and risk mitigation. Particular attention is given to site access control, separation of public and construction activities, and early identification of risks associated with podium construction and high-density residential massing.

As the project advances, construction management services will include trade coordination, site safety planning, schedule and cost control, quality management, change management, and reporting, supporting disciplined delivery of a complex urban residential project.

RELEVANCE

Its focus on planning-led construction management, complex phasing, and coordination within an active environment make the No. 3 & Anderson project comparable to Clearview Lodge. Now in active pre-construction, the project requires early and disciplined planning to manage **site access constraints, sequencing across multiple building components**, interfaces with adjacent properties, and coordination with municipal stakeholders. These challenges closely parallel Clearview Lodge's need for a methodical approach to phased work within an operational facility, where safety, continuity of operations, and controlled access are essential.

A key point of relevance is the project's emphasis on logistics planning and separation of construction activities from public and residential interfaces along No. 3 Road and Anderson Road—both busy urban corridors. This experience directly informs the approach required at Clearview Lodge, where contractor movements, deliveries, and temporary works must be carefully managed to protect residents, staff, and visitors in an occupied seniors' environment.

While No. 3 & Anderson Road differs from Clearview Lodge in scale and building type, its relevance lies in the **transferable construction management competencies** being applied: structured pre-construction leadership, early risk identification, and close collaboration with Owners, consultants, and authorities. Experience gained through this active pre-construction effort reinforces a planning-first, risk-averse delivery mindset that aligns well with the objectives of the Clearview Lodge project.



The Darling Home for Kids

5657 15TH SIDEROAD, MILTON, ON
HIGHLY SENSITIVE FACILITY * PHASED CONSTRUCTION

Client	The Darling Home for Kids	Construction Commencement	December 2024
Contact	Kristin Horrell kristin@darlinghomeforkids.com (416) 962-1996	Construction Completion	September 2025
Consultant	Red Studio Inc.		
Contract Type	CCDC-5B		
Contract Value	\$10,000,000		

ABOUT THE CLIENT / SCOPE

The Darling Home for Kids is a not-for-profit children’s care organization located in Milton, Ontario, dedicated to providing residential, respite, and hospice care for children with complex medical needs. The Home offers a supportive, family-centred environment that allows children to receive specialized care while giving families essential relief and peace of mind. Its mandate includes supporting families across the full continuum of care, from short-term respite through palliation and end-of-life care, within a warm, home-like setting.

The Home’s expansion project responds to growing demand for services and builds upon an existing facility that currently accommodates twelve care beds, along with shared amenity spaces for staff, families, and visitors. The scope includes an addition to the existing residence to provide four additional care beds, as well as an expansion to the on-site cottage for garage and storage functions. Supporting infrastructure upgrades include a 50 m³ water storage tank, enhanced emergency vehicle access through a dedicated turnaround lane, and an expansion of on-site parking and landscaped areas.

The project is being delivered within an **operational care environment**, requiring careful planning to protect residents, staff, and visitors while maintaining uninterrupted care services. As such, the scope places strong emphasis on phasing, safety, access control, and coordination with regulatory authorities, ensuring that construction activities are carried out in a manner consistent with the Home’s mission and the sensitive nature of its occupants.

RELEVANCE

The Darling Home for Kids project is highly relevant to the Clearview Lodge Expansion & Modernization due to its delivery within a sensitive, occupied care environment where safety, dignity, and continuity of operations are paramount. While the two facilities serve different populations, both projects require construction activity to be carefully integrated into settings that support vulnerable residents and essential daily care services, placing a premium on planning, communication, and risk-averse execution.

A defining aspect of the Darling Home project is the need to maintain **uninterrupted care** operations throughout construction. This condition closely parallels Clearview Lodge, where residents, staff, and visitors will remain on site during phased renovation and expansion activities. Experience gained at the Darling Home reinforces the importance of clear separation between construction and occupied areas, strict access control, and proactive coordination to minimize disruption, noise, and safety risks.

The project also demonstrates the importance of stakeholder-centred decision-making. At the Darling Home, construction planning had to account not only for technical requirements, but also for the needs of families, caregivers, and operational staff, as well as regulatory and environmental authorities. This mirrors Clearview Lodge’s requirement for **a Construction Manager capable of balancing construction objectives with the expectations of the Owner, consultants, regulators, and facility operators** in a compassionate and transparent manner.

While Clearview Lodge is larger in scale and complexity, from a delivery perspective, the Darling Home project underscores the value of early planning and phased execution in constrained and operational settings. Temporary works, emergency access, and sequencing strategies must be carefully considered to ensure resident safety and uninterrupted services—principles that translate directly to Clearview Lodge’s occupied seniors’ housing environment.



Woodstock Affordable Housing

175 SPRINGBANK AVENUE, WOODSTOCK, ONTARIO
VULNERABLE HOUSEHOLDS * PUBLIC PARTNERSHIPS

Client Afro-Caribbean Business Network Fdn.
Contact Ryan Knight
Co-Founder and Executive Director
Afro-Caribbean Business Network Foundation
ryan.knight@acbnCanada.com
(647) 225-3309

Contract Type CCDC-5B
Contract Value \$13,000,000

Construction Commencement January 2026
Construction Completion June 2027

ABOUT THE CLIENT / SCOPE

The Afro-Caribbean Business Network Foundation (ACBN) is a community-based, not-for-profit organization focused on advancing economic stability and long-term opportunity for individuals and families of African and Caribbean heritage across Ontario. In addition to its well-established work supporting entrepreneurs through business development and access to capital, ACBN has expanded its mandate to include the development of affordable, purpose-built rental housing.

Through its Affordable Housing Initiative, ACBN delivers multi-unit residential projects that prioritize accessibility, durability, and long-term affordability, often in partnership with municipalities and public-sector funding programs. This work reflects a strong emphasis on transparency, accountability, and collaborative project delivery.

The Woodstock development consists of the new construction of a three-storey affordable housing building containing 45 residential units. The scope includes fully accessible one- and two-bedroom apartments, elevator service, stairwells, and dedicated mechanical and electrical rooms. Construction is being carried out on a constrained site where an existing building remained partially in place, requiring selective demolition and careful coordination to allow the new structure to abut the existing facility.

The work is being delivered under a Construction Management (CCDC 5B – 2025) contract, emphasizing open-book cost control, progressive estimating, trade coordination, and close collaboration with the Owner and design team. Site logistics planning, sequencing of demolition and new construction, and coordination of underground services and building systems form a critical part of the scope.

RELEVANCE

The Woodstock Affordable Housing project is directly relevant to the Clearview Lodge Expansion & Modernization in terms of delivery model, public-sector accountability, and risk profile, despite differences in building use.

Both projects require a Construction Manager experienced in:

- Delivery under a **CCDC 5B** Construction Management contract, emphasizing open-book cost control, progressive estimating, transparent reporting, and collaborative decision-making with a mission-driven Owner.
- **Public-sector** and not-for-profit housing delivery, where accountability to stakeholders, funding partners, and regulatory authorities is central to project success.
- **Disciplined cost and schedule control** in environments with limited contingency and heightened sensitivity to change management.
- Residential construction serving **vulnerable populations**, where durability, life-safety, accessibility, and long-term operational performance are prioritized over short-term cost optimization.

While Woodstock Affordable Housing is a new-build and Clearview Lodge involves renovation and expansion within an occupied facility, both demand a risk-averse, planning-led approach that carefully balances construction activities with the needs of end users. Experience gained at Woodstock—particularly in managing CM-at-Risk processes, coordinating consultants and trades, and delivering housing within defined cost and schedule parameters—directly informs our approach to Clearview Lodge.



1615 Dufferin

1615 DUFFERIN STREET, TORONTO, ONTARIO
COMMUNITY REINVESTMENT * SOCIAL PROCUREMENT

Client	City of Toronto	Construction Commencement	June 2026
Contact	June Hwang Project Manager, Project Management Office Corporate Real Estate Management Division City of Toronto June.Hwang@toronto.ca (416) 270-0248	Construction Completion	January 2028
Contract Type	CCDC-5B		
Contract Value	\$15,000,000		

ABOUT THE CLIENT / SCOPE

City of Toronto delivers critical shelter, support services, and social procurement, addressing homelessness, equity, and inclusive growth through innovative infrastructure and community-focused strategies.

The 1615 Dufferin Shelter project reflects the City of Toronto's vision to provide **safe, inclusive, and sustainable** spaces for individuals experiencing homelessness. SKYGRiD's approach prioritizes social value alongside technical delivery. The project actively supports diversity hiring and workforce development, ensuring participation from equity-seeking groups and local businesses in alignment with City policies. This commitment strengthens economic opportunities and fosters community resilience.

Sustainability is central to the project. Construction practices will incorporate energy-efficient systems, low-emission materials, and waste diversion strategies to reduce environmental impact. Noise, dust, and vibration controls will protect surrounding neighborhoods, while traffic and pedestrian safety measures maintain accessibility throughout the build.

Beyond physical improvements, the project aims to create a welcoming environment that promotes dignity and well-being and provides long-term benefits for residents and vulnerable populations.

RELEVANCE

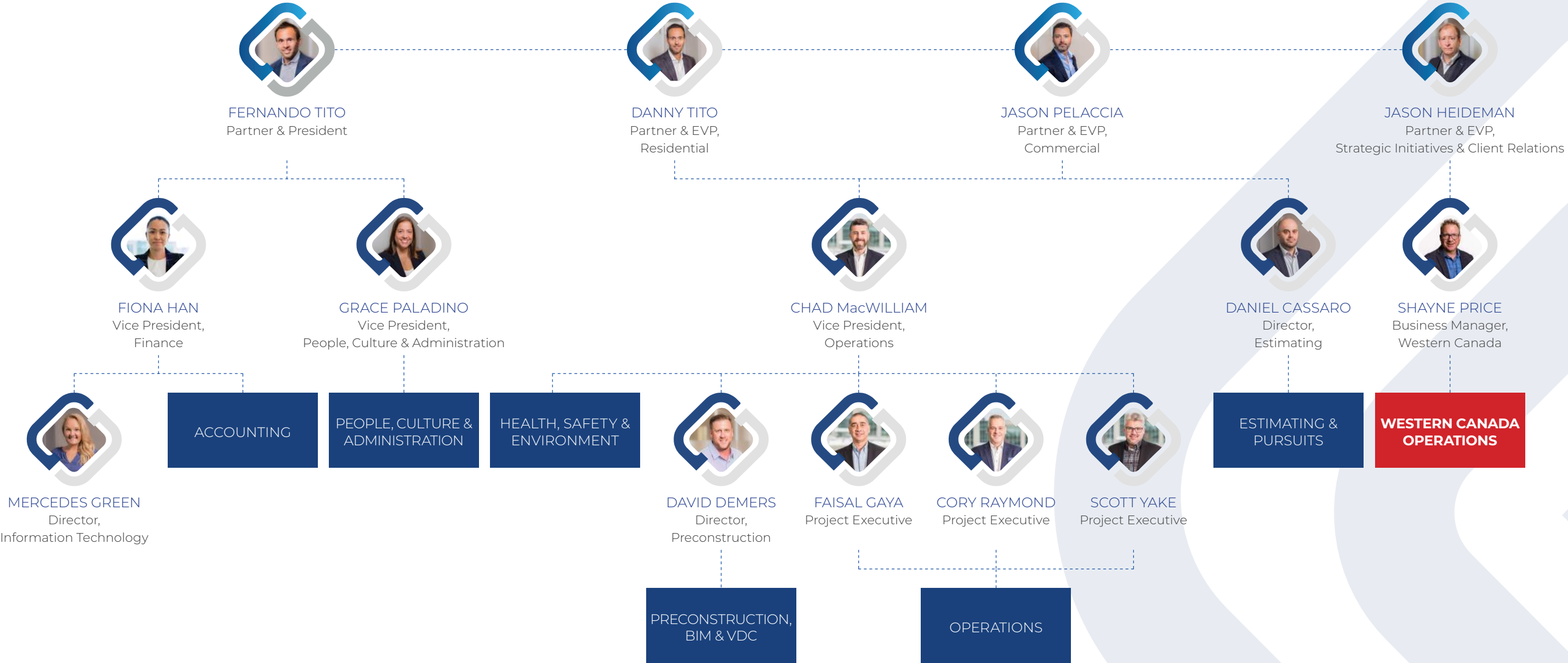
In its delivery model, operational context, and emphasis on continuity of care, 1615 Dufferin is another useful comparator to Clearview Lodge. Delivered under a CCDC 5B framework, the project requires close, ongoing collaboration between the Owner, consultant team, and Construction Manager, which aligns closely with the transparent, partnership-driven approach required for Clearview Lodge.

The project involves the adaptive reuse and expansion of an existing building to deliver a 50-bed youth shelter, including sleeping accommodations, shared amenity spaces, administrative functions, and significant building systems upgrades. This scope demands careful sequencing, temporary protection measures, and disciplined coordination of demolition, structural modifications, and new services within an environment that remains operational—experience that directly informs the approach required for Clearview Lodge's renovation and expansion.

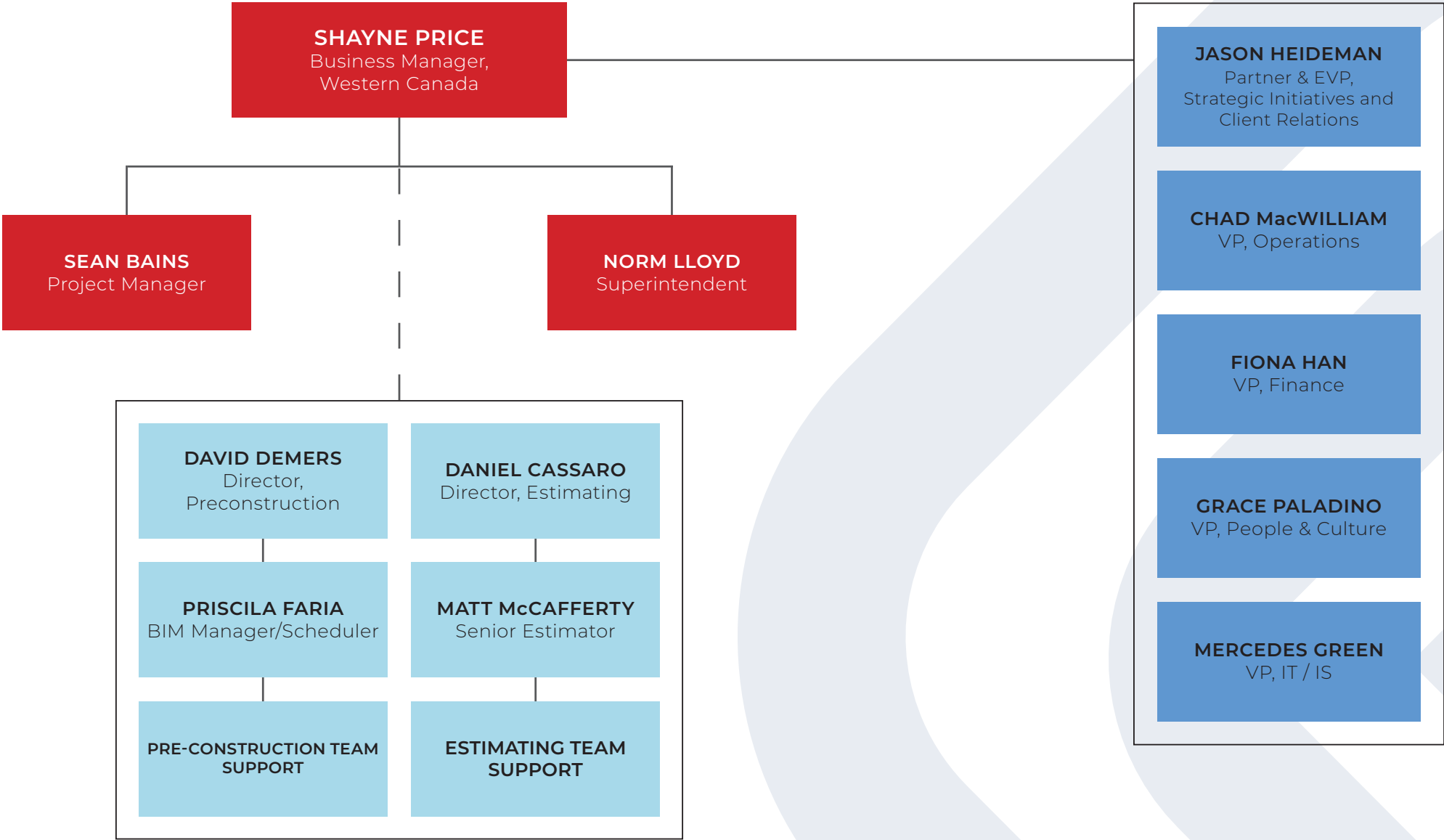
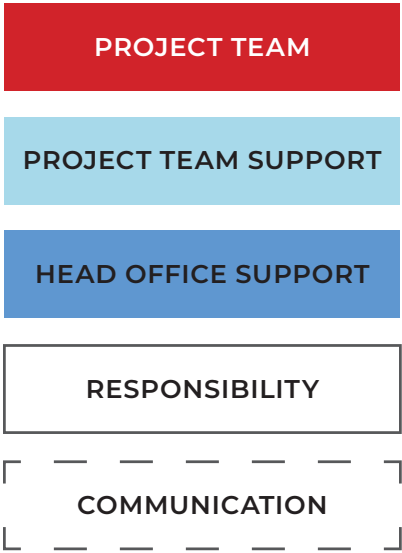
Of particular relevance is the project's heightened sensitivity to occupant safety, security, and daily operations. Construction activities at 1615 Dufferin are planned and executed with a strong emphasis on access control, separation of construction and occupied areas, and clear communication with operational staff. These same principles will be fundamental to executing the Clearview Lodge project, where resident well-being, staff workflows, and uninterrupted service delivery are paramount.

1615 Dufferin is also being delivered within a public-sector, community-serving context, reinforcing the importance of accountability, documentation, and responsiveness to social and operational priorities, and underscoring SKYGRiD's ability to deliver on all counts.

SKYGRiD's management structure



SKYGRiD's Western Canada operations





Jason Heideman

Partner and EVP,
Strategic Initiatives &
Client Relations

Jason is a founding partner of SKYGRiD and serves as Executive Vice President of Strategic Initiatives and Client Relations. With over 27 years of experience in the construction industry, he has a wealth of knowledge across a broad range of sectors, including residential, commercial, mixed-use, and institutional developments.

Throughout his career, Jason has developed a deep understanding of construction from multiple perspectives—client, project management, and constructability—enabling

him to deliver value-driven solutions that align with stakeholder goals. **He plays a pivotal role in shaping SKYGRiD’s strategic direction and expanding its presence across Western Canada.**

Jason is widely recognized for his ability to cultivate and sustain long-term relationships with clients, partners, and industry stakeholders. His leadership is defined by a collaborative approach, a commitment to excellence, and a focus on maximizing client satisfaction and return on investment.

He has extensive experience with complex building systems, including advanced Mechanical & Electrical components, and is known for his operational insight and technical acumen. His contributions have been instrumental in the successful delivery of numerous high-profile projects.

Jason holds a Bachelor of Arts in Architecture from the University of Toronto and a diploma in Construction Engineering Technology and Management from Fanshawe College. He is also a **LEED Accredited Professional**, underscoring his commitment to sustainable building practices.

ROLE

As Principal-in-Charge, Jason Heideman will provide executive oversight and strategic leadership to ensure the project is delivered in **alignment with the Taber & District Housing Foundation’s objectives, budgetary parameters, funding requirements, and regulatory obligations.** He will maintain accountability at the senior level, ensuring that the project team remains focused on risk management, quality outcomes, and schedule certainty throughout all phases of delivery.

Jason will serve as the senior decision-maker for the project, providing guidance on key matters including funding compliance, approvals, and governance. He will work closely with the Owner, Consultant, and Construction Manager to resolve issues efficiently, maintain project momentum, and ensure that stakeholder expectations are clearly understood and consistently met.

With a proven track record leading complex, community-focused projects involving multiple stakeholders and rigorous regulatory frameworks, Jason brings a depth of experience well suited to this assignment. His strong understanding of construction management, combined with his ability to navigate public-sector processes and funding requirements, enables him to provide steady, informed leadership. Jason’s collaborative approach and commitment to transparency ensure alignment across all parties and support the successful delivery of a high-quality, cost-effective project.



Shayne Price

Business Manager, Western Canada

Shayne brings more than two decades of experience in the construction industry to the Clearview Lodge project. He is a highly respected construction manager known for disciplined leadership, collaboration, and sound judgment in complex, operationally sensitive environments, and he led numerous projects where safety, continuity of operations, and stakeholder confidence were paramount—qualities essential to the successful delivery of an occupied seniors’ facility.

He is committed to clear communication, structured coordination, and early issue resolution, ensuring owners, consultants, and operational stakeholders remain aligned throughout the project lifecycle. Shayne’s strong technical foundation, combined with his practical understanding of sequencing, phasing, and risk management, enables him to guide renovation and expansion work with the care required in resident-occupied settings.

Shayne brings a well-rounded perspective to each assignment, pairing a comprehensive understanding of construction delivery with the management skills needed to provide calm, confident leadership. He is recognized for developing pragmatic solutions that balance constructability, schedule, and budget while respecting the needs of end users—an approach well suited to a seniors’ housing environment.

ROLE & RESPONSIBILITIES

Shayne will serve as SKYGRiD’s project executive for the Clearview Lodge Expansion & Modernization Project, providing strategic oversight and continuity from pre-construction through project close-out. As the executive liaison, he will support the Owner and Consultant team by ensuring alignment with project objectives, delivery strategy, and the operational sensitivities of an occupied seniors’ facility.

During pre-construction, Shayne will guide project strategy, including constructability input, phasing approach, procurement planning, and risk identification, with particular attention to resident safety and continuity of operations. Throughout construction, he will provide senior-level oversight of contract administration and execution, supporting cost control, schedule performance, quality management, and issue escalation where required.

Through consistent engagement and clear governance, Shayne will help ensure the Clearview Lodge project is delivered in a controlled, transparent, and collaborative manner that reflects SKYGRiD’s commitment to professionalism and long-term value.

SELECTED PROJECT EXPERIENCE



The Narrows
East Vancouver, BC | \$17M
Role: Project Director



St. Vincent’s Heather
Long-Term Care
Vancouver, BC | \$207M
Role: Project Director



Capilano University
Student Housing
North Vancouver, BC | \$50M
Role: Project Director

OTHER PROJECT EXPERIENCE

6071 Azure Rd. | Richmond, BC | \$100M
No.3 & Anderson | Richmond, BC | \$100M
Spark | Richmond, BC | \$30M

Bridgeport Business Centre | Richmond, BC | \$150M
Grande Prairie Reg. Hosp. | Grande Prairie, AB | \$580M



Sean Bains

Project Manager

Sean Bains is a results-driven Project Manager with experience delivering complex institutional, civic, and occupied-facility projects, where continuity of operations, stakeholder sensitivity, and disciplined coordination are critical. He brings a practical, collaborative approach to project delivery, with a strong focus on planning, risk management, and clear communication among Owners, consultants, and trade partners.

For the Clearview Lodge Expansion and Modernization, Sean will be responsible for day-to-day project management, including schedule control, procurement coordination, cost tracking, and consultant integration. He supports the development and execution of phased work plans in occupied environments, ensuring construction activities are carefully sequenced to protect residents, staff, and ongoing operations. His role also includes managing permitting and authority approvals, coordinating design development, negotiating trade contracts, and maintaining consistent, transparent reporting throughout the project lifecycle.

Earlier in his career, Sean delivered numerous City of Vancouver capital and tenant-improvement projects under a Master Services Agreement, managing multiple concurrent assignments within active facilities. These projects included shelter facilities, mechanical upgrades, interior renovations, and selective demolition—work that required heightened attention to safety, access control, and stakeholder coordination. This experience provides Sean with a strong operational foundation that directly supports the phased, resident-focused delivery requirements of the Clearview Lodge project.

- Project scheduling, budgeting and forecasting
- Team building and collaboration
- Stakeholder communications and client relations
- Permit planning and management
- Estimating and tendering
- Negotiation and complex problem solving
- Design development and consultant coordination
- Proficiency with MS Suite and Procore

SELECTED PROJECT EXPERIENCE

Marriott Moxy Hotel, Vancouver, BC | \$70 million
Beckwith Commercial Office Building, Beckwith, BC | \$50 million
City of Vancouver - Master Services Agreement, Vancouver, BC | \$100k–\$3 million



Norm Lloyd, PMP

Superintendent

Norm Lloyd brings more than 35 years of construction leadership experience across residential, commercial, institutional, and heritage projects. As Superintendent for the Clearview Lodge Expansion and Modernization, Norm will lead day-to-day site operations, ensuring work is executed safely, efficiently, and with careful consideration for residents and ongoing facility operations within an occupied seniors' housing environment.

Known for his strong work ethic, integrity, and hands-on leadership style, Norm excels at coordinating multiple trades while maintaining rigorous safety and quality standards. His background includes BC Housing upgrades, school board renovations, multifamily and townhouse developments, tenant improvements, and complex renovation work—experience well suited to the phased and operational nature of the Clearview Lodge project.

A journeyman carpenter with advanced training in construction operations, project management, estimating, and conflict resolution, Norm brings a practical, solutions-oriented approach to site leadership. His ability to anticipate and resolve constructability and sequencing challenges supports schedule certainty, resident safety, and high-quality execution from initial planning through final turnover.

- Leadership and crew motivation
- Project management and coordination
- Safety supervision and hazard identification
- Construction industry knowledge (commercial & residential)
- Strong mechanical aptitude
- Problem-solving and critical thinking
- Attention to detail and quality control
- Time management and efficiency under deadlines
- Technical proficiency (MS Projects, Excel, Procore)
- Blueprint reading, estimating, and documentation accuracy

YEARS OF EXPERIENCE

- 35+ years

EDUCATION / SPECIALIST COURSES

- Project Management Professional, BC Institute of Technology (BCIT), 2021
- Intro to Construction Estimating, Vancouver Island Construction Association (VICA)
- Intro to Construction Project Management, VICA
- Cert., Construction Operations and Supervision, BCIT
- Journeyman Carpenter, Camosun College, Victoria, BC

SELECTED PROJECT EXPERIENCE



Rosewood Towers
Richmond, BC
Role: Superintendent



Sir Winston Churchill SS
Vancouver, BC
Role: Superintendent



BC Housing
Various locations
Role: Superintendent

OTHER PROJECT EXPERIENCE

24-unit townhome project, 1116296BC LTD
Tenant improvements - Fraser Health / Carnegie Community Centre / Lions Gate Hospital

Tenant improvements - Spire Developments
Gas stations - new builds and refits; Various locations in BC; PetroMaxX Construction

Team qualifications

SKYGRiD is committed to maintaining the continuity of the proposed Key Personnel for the duration of the Clearview Lodge project. Any proposed change to the core team would be subject to prior written notice to the Owner, submission of personnel with equal or superior qualifications, and Owner approval. Where an unforeseen change becomes necessary, SKYGRiD will implement a structured handover process to preserve project knowledge and avoid adverse impacts to safety, schedule, cost, or quality.

Shayne Price – Executive Oversight

Shayne Price provides senior executive leadership and governance for SKYGRiD’s Western Canada operations and will maintain executive oversight of the Clearview Lodge Expansion and Modernization project. His experience leading complex, publicly funded residential and institutional projects supports disciplined decision-making, stakeholder alignment, and timely escalation of risks that could affect resident safety, phasing, or funding compliance.

For Clearview Lodge, Shayne’s involvement will focus on ensuring alignment between the Owner’s objectives, regulatory requirements, and market conditions specific to Alberta. He will provide executive support across both pre-construction and construction phases, reinforcing SKYGRiD’s commitment to transparency, accountability, and predictable outcomes in a risk-averse, occupied-facility environment.

Sean Bains – Project Manager

Sean Bains brings experience delivering institutional and civic projects in active, highly coordinated environments where phased construction, detailed sequencing, and stakeholder sensitivity are essential. His background is well suited to the Clearview Lodge Expansion and Modernization, where maintaining continuity of operations, protecting residents, and coordinating work within an occupied seniors’ facility are critical to project success.

Sean’s strengths in schedule control, procurement coordination, cost tracking, and consultant integration support disciplined planning and informed decision-making throughout the

project lifecycle. His experience managing renovation and infrastructure work within live facilities enables a structured, risk-aware approach to phasing, access control, and change management that aligns with the Owner’s expectations for operational continuity, cost control, and resident safety.

Norm Lloyd – Superintendent

As Superintendent, Norm Lloyd will provide day-to-day field leadership for the Clearview Lodge Expansion and Modernization project. With more than 35 years of hands-on construction experience across residential, institutional, and renovation work, Norm brings a practical, steady presence to the site—particularly important in an occupied seniors’ housing environment.

Norm’s background managing BC Housing upgrades, school renovations, and complex renewal projects directly supports the demands of phased work, resident protection, and rigorous safety and quality control. His proactive approach to site coordination, sequencing, and issue resolution helps ensure construction activities are executed safely and efficiently while respecting the needs of residents, staff, and facility operations.



4.3

FEES

.1 APPENDIX B - FEE PROPOSAL FORM

Appendix B Proposal Fee Form

Construction Management Fees relate directly to project size, complexity, location and the schedule for completion of the work. The fees proposed below are based on our understanding of project scope, budget and schedule as summarized below.

Scope

Construction management services for the phased renovation and expansion of Clearview Lodge Expansion & Modernization project at 4730 50 Avenue, Taber, Alberta, based on the current permit drawing set dated March 2026. The project includes renovation of the existing seniors housing facility, relocation of a 12 bedroom pod on site, construction of a new three-storey plus basement addition, associated site improvements, and delivery in an occupied senior-care environment requiring careful phasing, resident protection, and continuity of operations.

Budget

Construction budget / planning budget To be confirmed by Owner

Schedule

Pre-construction Phase	As proposed by Proponent	Based on issued documents and Owner milestones
Construction Phase	As proposed by Proponent	Based on phased delivery strategy
Post-Construction / Warranty Support	As proposed by Proponent	In accordance with CCDC 5B – 2025

Fees

Provide pricing for the project and schedule described above in accordance with CCDC 5B – 2025. Value Added Taxes excluded.

ARTICLE A-5 FEE FOR PRE-CONSTRUCTION SERVICES

- 5.1 State the proposed fee basis for the Pre-construction Services.
- 5.2 The Fee for Pre-construction Services is comprised of one or more of the following:

- .1

A total fixed fee of \$ 10,000.00

Broken down, if desired, as follows:

(1) Design development / construction documents phase

(2) Procurement phase
- .2

An amount based on time-based rates for personnel employed by the Construction Manager and engaged in providing the Pre-construction Services to the level of effort agreed before commencement of the Pre-construction Services based on the rates set out in Schedule C – TIME-BASED RATES FOR CONSTRUCTION MANAGER'S PERSONNEL.

ARTICLE A-6 REIMBURSABLE EXPENSES FOR PRE-CONSTRUCTION SERVICES

6.1 The reimbursable expenses for Pre-construction Services are the actual expenses, supported by receipts or invoices, that the Construction Manager incurs in performing the Pre-construction Services and that are identified in the proposal. State any administrative charge applied to such expenses.

Estimated reimbursable expenses for Pre-construction Services:	
1. Travel and subsistence expenses of the Construction Manager's personnel outside a radius of 50km from the Place of the Work.	\$0.00
2. Charges for long distance telephone and facsimile communications, courier services, reproduction of trade contract documents incurred in relation to the performance of this Contract.	\$0.00
3. The cost of Project specific information technology support in accordance with the method determined by the parties.	\$0.00
4. Deposits lost, provided that they are not caused by negligent acts or omissions of the Construction Manager and the Pre-construction Services are performed in accordance with this Contract.	\$0.00
5. The costs to the Construction Manager that result from any Subcontractor's insolvency or failure to perform.	\$0.00
6. Charges levied by authorities having jurisdiction at the Place of the Work.	\$0.00
7. Royalties, patent licence fees and damages for infringement of patents and cost of defending suits therefore.	\$0.00
8. Any adjustment in taxes and duties directly related to the Project for which the Construction Manager is liable.	\$0.00
9. Losses and expenses sustained by the Construction Manager for matters which are the subject of the insurance coverages obtained pursuant to GC 11.1 – INSURANCE when such losses and expenses are not recoverable because the amounts are in excess of collectible amounts, within the deductible amounts or are not insurable.	\$0.00
10. The costs incurred due to emergencies affecting the safety of persons or property.	\$0.00
11. Legal costs, incurred by the Construction Manager in relation to the performance of the Pre-construction Services provided that they are not caused by negligent acts or omissions of the Construction Manager and the Pre-construction Services are performed in accordance with this Contract.	\$0.00
Total estimated reimbursable expenses	\$0.00

ARTICLE A-7 FEE FOR CONSTRUCTION SERVICES / SCHEDULE C & D RATES

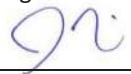
State the proposed Fee for Construction Services and provide the time-based personnel rates and, where applicable, Construction Equipment rates that may be used under the Contract. Own-forces work, if proposed, shall only be performed where permitted by the Contract Documents and expressly approved by the Owner.

ARTICLE A-7 CONSTRUCTION MANAGER'S FEE FOR CONSTRUCTION SERVICES

7.1.2 A percentage fee of percent (2.95%) of the Cost of the Work payable in monthly progress payments. If the Owner furnishes labour or material at or below market cost, the Cost of the Work upon which the Fee for Construction Services is calculated shall be adjusted as if all labour and material were furnished and paid for at market prices at the same time of construction.

SCHEDULE C – TIME-BASED RATES FOR CONSTRUCTION MANAGER PERSONNEL
Provide time-based rates for personnel who may be charged in accordance with Schedule C of CCDC 5B – 2025.
Identify which personnel are included in the base fee and which rates would only apply if specifically authorized by the Owner.

Refer to attached Schedule C & D from CCDC 5B – 2025.

Signature of Authorized Representative: 	Legal Name of Proponent: SKYGRiD Western Construction Inc.
Printed Name of Authorized Representative: Jason Heideman	Date: March 30, 2026
Title of Authorized Representative: Executive Vice President, Strategic Initiatives & Client Relations	

SKYGRiD

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