



**PROJECT MANAGEMENT
or
CONSTRUCTION MANAGEMENT
or
GENERAL CONTRACTING
SERVICES**

Signed and Sealed

Leonardo Soares, eng.
President, Altapex Construction Corporation

Construction Management & General Contracting Services

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Construction Management & General Contracting Services

F1.0.0 IDENTIFICATION & INTRODUCTION

Name of Company :	ALTAPEX CONSTRUCTION CORPORATION		
Address :	3440 rue Belair, Montreal, Québec, H2A-2A7		
Email :	altapex@altapex.com or Isoares@altapex.com		
Website :	www.altapex.com		
Telephone :	(514) 937-1700	Facsimile :	(514) 937-5682
Year of Incorporation :	1992		
Accreditation:	RBQ, APCHQ, CNESST, CCQ, ACQ		
Services Offered :	Altapex offers a range of services including: Design Build, Cost Estimation, Project Management, Construction Management, and General Contractor		

INTRODUCTION – WHO IS ALTAPEX? :

Altapex is more than just a simple a general contractor. It is an integrated management company, providing all the necessary resources, skills and tools to execute projects which provide clients with the greatest value-added outcome. Altapex pioneered construction management techniques and the model of Owner's Representative in Montreal, long before it became fashionable. Characterized by a collaborative, team approach, it offers numerous advantages to the Owner.

Over its twenty-five year history, Altapex developed and refined its management systems to provide a fully comprehensive range of services to clients. The four pillars of Altapex's mission may be summarized as follows:

- Control of costs and compliance with budgets
- Adherence to the calendar and rigorous time management
- Devotion to quality and a passion to achieve excellence
- Uncompromised focus on total and complete Owner satisfaction

A persistent theme of Altapex's philosophy is to always place itself in the Owner's shoes making it more versatile than conventional builders or managers. Its in-house expertise in providing detailed cost reporting to financial institutions and pro-forma cost analyses, gives clients full, broad based support in the design, planning, decision making and ultimately execution of its projects. As such, budgets and schedules are always respected. Consultants and their designs are managed accordingly through Altapex.

Regardless of the type of contractual structure, the guiding principles driving its execution are based on a management philosophy. As such, Altapex provides the resources of a specialized on-site management team working directly and closely with the Owner, offering services well beyond the simplistic, one-dimensional efforts of ordinary managers. Altapex's approach includes but is not limited to the following;

- Team work, cost control, scheduling efficiency, conflict mediation,
- Understanding the role of human relations on productivity,
- Improvements and modifications to design,
- Financial analyses (pro-forma and sensitivity),
- Providing liaison with individual clients of Owner,
- Providing support to financial institutions,
- Adapting to changes in accordance with the client's needs,
- Providing favorable alternatives impacting on cost, schedule and performance,
- Employing a thoughtful, positive problem-solving philosophy to situations. Unexpected events are viewed as opportunities for constructive solutions, as opposed to unfortunate problems, etc.

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Construction Management & General Contracting Services

F1.0.1 IDENTIFICATION & INTRODUCTION

Continuation of Introduction.../2

Altapex enjoys and takes pride in its work. It only undertakes projects which satisfy this passion to excel and which provide the emotional stimulus shared by all those who work in the organization.

Altapex has a history of working with dynamic and successful private developers and entrepreneurs. Altapex understands what motivates such clients and thrives in this environment. Accordingly we share their mindset. No learning curve is required. Clients instinctively sense this and quickly develop confidence in our abilities to realize their objectives. Unlike other contractors / managers, Altapex's business has grown by word-of-mouth and its reputation for providing no-nonsense results to Owners.

While Altapex routinely manages and executes approximately 25 million dollars of projects per year and has a proven track record of numerous large and complex projects, it does so with a lean, efficient, family oriented team. This collaborative, Japanese style, integrated team approach involves all members of the organization. Unlike the formal, multi-layered, delegated, vertical structures of many other organizations, Altapex actively encourages all its team players to contribute in a meaningful way to the success of the individual project. In this way, the client benefits from superb service and a diversity of expertise; while, not being penalized should a given individual be absent.

Altapex's control, accounting, management and documentation systems are fully transparent and available for the client to observe at any time. Not only does this instill confidence and reassure the client during the course of the project, it also creates and encourages opportunities for full client input in the planning and execution of the project.

Altapex's value engineering expertise is particularly beneficial at the early stages of the project. Choosing Altapex during the initial stages of a project will allow it to; pro-actively exchange ideas and information with the lead consultant (s), to fully understand the design and financial objectives of the client, to provide accurate and alternative budgeting, to advise the client on alternatives and crucial elements impacting the bottom line and to determine the most favorable schedule for the execution of work; moreover, the client's important parameters will be integrated into the execution methodology, rather than as a superficial afterthought.

Altapex's initial budgets are detailed and comprehensive, allowing the Owner/Client to evaluate all the elements (required and potential) which may impact the overall project. The budgets are based on measured quantities, current market rates and assumptions based on similar recent projects completed by Altapex. As a tool, they offer a scenario to the Owner/Client which avoids the unpleasant surprises inherent in aggressive budgets full of omissions and unrealistic assumptions. They are the crucial starting point which allows the Owner/Client to confirm the viability of its project, plan for its execution and refine the details, so as to achieve the best and most profitable value-added project possible.

Note: Refer to attached SAMPLE DOCUMENTS at end of package including::

Number of Employees

Total	Principal CEO	Project Managers	Assistant Project Managers	Accounting Personnel	Technicians or Superintendents	Receptionist Secretary	Estimators	Other Personnel (Carpenter-Labor)
13	1	2	As required	2	3	1	1	3

** Number of Employees vary pending volume of work,

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F2.0.0 EXPERIENCE in Project – Construction – General Contracting

Altapex, undertaking a mandate as a “Project Manager, Construction Manager or General Contractor”, will assume the complete management and site coordination of the project according to the needs expressed by the Client. Altapex will act as the Customer's representative and will coordinate with the internal team the needs of the project.

The primary objective, which will have a direct consequence on the results of the project, is to ensure rigorous control of the project budget and timetable in all its aspects, so that it is completed on time and that the budget envelope be respected.

Altapex will do everything in its power to protect the interests of the Client during the course of the project. It will work with the team of professionals and anyone working on the file to find optimal solutions in order to realize the project at the best quality / cost ratio.

Altapex will assist the Client in the:

- a) Preparation of invitations to tender and the selection of consultants, construction manager or general contractor and specialty trades,
- b) Coordination of the publication of calls for tenders in collaboration with the Client and the Professionals,
- c) Assistance provided to contractors who have provided the technical specifications for the project,
- d) Participation of site visits with contractors as required,
- e) Assistance in analyzing bids after opening and awarding contracts for the project
- f) Management of all contracts relating to the execution of the project.

Altapex will represent the Client and will ensure its interests for the total duration of the contract to:

- a) Identify internal and external stakeholders
- b) develop a communication plan for project stakeholders
- c) validate the basic parameters of the project such as:
 - the evaluation of the budget estimates prepared by the team of professionals in anticipation of the work to be carried out according to the Verification Report
 - establish or validate complete project timelines and the sequential organization of activities (general and construction type)
- d) coordinate all activities with municipal, provincial and public services to obtain the necessary permits as may be required and if required for the project
- e) produce (solicit, organize, coordinate) comments following deliverables from the team of professionals
- f) act as intermediary between the team of professionals designated by the Client
- g) organize and produce minutes of internal meetings
- h) manage all contracts relating to the execution of the project
- i) assist in coordinating the timetable for the demolition of existing facilities
- j) ensure that all procedures and precautions are in place for the handling and disposal of contaminated materials from the site; ensure that all documents confirming the disposal of these materials are submitted by the professionals or contractors assigned to the project
- k) ensure that the approved project budget and timetable for all contracts awarded to suppliers, professionals and contractors are respected;
- l) notify the Client of any variance in cost or planning, regardless of its severity
- m) managing conflicts between stakeholders
- n) provide monthly reports on key project activities;
- o) ensure that quality parameters are met during all phases of the work, from design to completion,

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Construction Management & General Contracting Services

F2.0.1 EXPERIENCE in Project – Construction – General Contracting

Continuation.../2

- p) coordinate work with contractors and monitor construction to ensure compliance with approved plans, including detailed planning, coordination, inspection, management of change orders, and Certificates of completion, and the management of unacceptable work and guarantees
- q) manage all applications related to design or construction changes
- r) identify the impact (timing, quality and cost) of each proposed change and propose alternatives that the client can make informed decisions with the best options
- s) remain on the site throughout the project
- t) Approve disbursements for the payment of invoices related to contracts under its responsibility such as architecture, engineering, construction contractors, etc.
- u) ensure that the equipment is put into service in accordance with the plans and specifications and the standards, standards and regulations in force,
- v) carry out the final verification of all contracts relating to the project with a view to closing them
- w) complete and consolidate all required administrative documentation at the close of the project
- x) Guide the process and ensure follow-up; if requested, LEED® level or higher. Provide the Customer with all documentation relating to LEED® certification.

Altapex has the experience and expertise to execute this mandate. Our team (which includes internal workforce resources) can act quickly to meet the deliverables according to the above criteria.

Altapex is recognized in the industry for its efficiency and for the superior quality of its projects. Our expertise in value-added planning and engineering is also well known. We have established an excellent reputation for creatively integrating traditional elements into modern projects.

Closure of all files and AS-Build Documents

- Our involvement will be limited for a period of 60 weeks; which includes the construction, the featuring and the start-up and turn-over period for the project.
- During the last 6 to 8 weeks; will close all files, all contract documents as well as prepare the final payments in accordance with the certificate of substantial and certificate of completion issued by the respective consultants inclusive of completion of work in line with deficiency lists prepared to date
- Assemble all maintenance and operating manuals and as-build drawings; Prepare hard copies and CD copies of all design, approved shop drawings and as-builds,
- Set up training of in-house staff for the various mechanical and electrical systems
- Obtain all waivers of liens from the different intervening contractors and suppliers,
- Provide assistance the Client to engage in maintenance contracts with the various suppliers, trades for one year including provisions for the next few years (escalated maintenance contracts – if required)
- Provide full close of all accountability, contracts, purchase orders, and more.

Construction Management & General Contracting Services

F3.0.0 FEE STRUCTURE – COST OF SERVICES				
Discipline	% (FEES)	ESTIMATED Project Cost		FEES
CONSTRUCTION MANAGEMENT & GENERAL CONTRACTING	To be discussed (See Note: 1)	To be discussed	=	To be discussed
BOOK-KEEPING & ACCOUNTING	To be discussed (See Note: 1)	To be discussed	=	To be discussed
TOTAL FEES (NET OF TAXES)			=	To be discussed
<p>NOTE 1 :</p> <p>Our fees shall be invoiced at the end of each month and payable on the 15th of each successive month and not subject to any hold-backs.</p> <p>The duration of our involvement is based on a maximum schedule of <u>"To be confirmed"</u> work weeks. Should the project be delayed for any reason whatsoever; Altapex shall be compensated on a monthly basis based on a pro-rata of the cost of services.</p> <p>The cost for our SERVICES shall never be less than <u>"To be confirmed"</u> of the COST of WORK (including Hard Cost, Soft Cost and Fixturing, Furnishings, and Equipment (FFE)).</p> <p>We estimate the cost of work <u>"To be confirmed"</u> plus all applicable taxes based on an anticipated gross built of <u>"To be confirmed"</u> square feet. Upon Client accepting this proposal, Altapex will proceed immediately to prepare a complete budget with unit price allocations which will form the basis of the PROJECT BUDGET which will then serve as the guideline during the whole construction process.</p> <p>Refer to the attached fee structure (to be annexed) complete with cost breakdown of estimated hours of our involvement during the scheduled duration which includes,</p> <ul style="list-style-type: none"> • All on-site construction coordination, supervision • All Book-keeping and accounting services, • Contractual obligations towards third parties such a specialty trades, labour and suppliers • Acting totally as a general contractor on behalf on the Client in this case POINT ZERO <p>The advantage in selecting Altapex is that we bring forth a complete project management and construction management philosophy to the table. The Client may wish to save monies using all the resources that Altapex has attained in all its 25 years of existence. We have all the competency documentation to allow for a very transparent working relationship. We have done this successfully with many of our clients and on many projects.</p> <p>We propose signing a standard CCDC Construction Contract. Copies to be submitted upon request</p>				

Construction Management & General Contracting Services



F3.0.1. FEE STRUCTURE - Hourly Rate

The unit rates for supply of all the necessary management personnel (administrative, clerical and technical staff) including but not limited to:

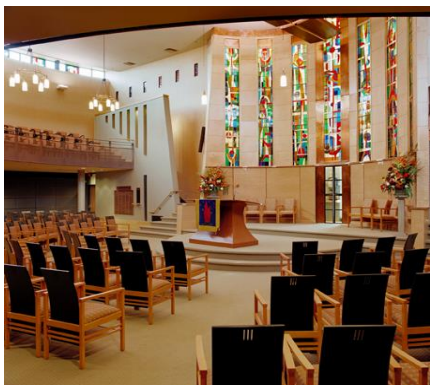
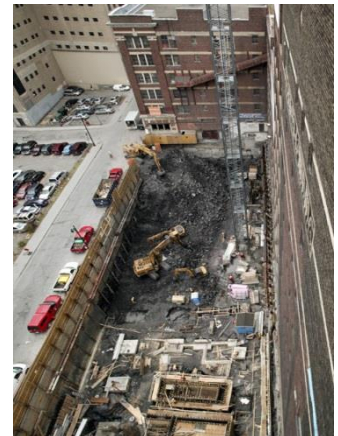
Item	Personnel	Hourly Rates Adjusted to COST OF SERVICES
OFF SITE PERSONNEL - ADMINISTRATION		
1	One (1) Principal Director - CEO	Cost to follow as required
2	One (1) Senior Project Manager	Cost to follow as required
3	Bookkeeping & Accounting team	Cost to follow as required
4	Secretarial	Cost to follow as required
5	Estimating team	Cost to follow as required
6	Any other site requirement	Cost to follow as required
SITE PERSONNEL - DIRECT LABOUR		
1	One (1) Project Manager	Cost to follow as required
2	One (1) Assistant or Project Manager	Cost to follow as required
3	One (1) Site Coordinators	Cost to follow as required
4	One (1) Superintendent	Cost to follow as required
5	One (1) Clerk assistant superintendent	Cost to follow as required
6	One (1) CSST agent	Cost to follow as required
7	One (1) Foreman-Carpenter	Cost to follow as required
8	One (1) Labourer	Cost to follow as required
9	Any other site requirement	Cost to follow as required
<ul style="list-style-type: none"> • All prices are in Canadian dollars • All hourly rates are subject to all applicable taxes, • All hourly rates are based on regular working hours, • Overtime will apply to all personnel and shall be subject to twice the hourly rate adjusted for the cost of services. Overtime means hours beyond normal working hours that relate to hours other than between 7:00 a.m. and 3:30 p.m. and (non-workdays) • All car expenses (if required for travel) are extra and shall be reimbursed based at seventy-five cents (\$0.75) per kilometer. • All time spent traveling will be billed hourly at the rate listed above. • All direct expenses will be reimbursed at cost and subject to the profit and administration fees listed below. • All the above costs will be subject to a seven plus ten (7% plus 10%) percent charge to cover profit and administration. 		

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F4.0.0 IDENTIFICATION OF KEY PERSONNEL

Name :	Leonardo Soares, ing		
Title / Function :	President and CEO		
Affiliation :	Order of Engineers of Québec (OIQ)		
Diploma(s) :	Bachelor's in Engineering "Civil" from Concordia University 1981		
Experience with the firm:	27 years	Experience in General:	42 years
Previous Employment:	<ul style="list-style-type: none"> Divco Construction Ltd Konvey Quebec 		
Specialty:	Senior Director in Project Management,		
<p>Pertinent Experience:</p> <p>Mr. Soares has the skill set and vision to manage any type of construction project; be it institutional, industrial, residential, commercial retail, hotels, museums, restaurants, schools and specialties.</p> <p>He built his reputation by analyzing and simplifying complex situations and performing it in a practical, efficient and cost-effective manner.</p> <p>He has been personally involved to this date in the management, estimation, coordination and construction of many different projects totalling well over one billion dollars.</p> <p>He held the position of Director of Operations for the Dominion Square Building and assumed management responsibility for all renovation and restoration work of the entire project; including administration of all its financial requirements which was over 125.0 \$ million, of which 6.0 \$ million were exclusively set for the tenant improvement package for Hydro Québec, Ministry of Tourism</p> <p>He was also directly involved in the design, project management and construction of major commercial and institutional projects including:</p> <ul style="list-style-type: none"> Canadian Center for Architecture - 3 phases in 1985 totalling 33\$ M for Phyllis Lambert Holt Renfrew Canada –New Build Out and Renovation in 1996 for 25\$ M Lower Canada College Skating Rink; Learning Activity Center and Learning Commons Center with Auditorium for 550 people (30\$ M) Private underground parking Acadia Apartments (4.0\$ M) The Segal Center for Performing Arts at the Saidye Bronfman Building (6.0\$ M) Montreal Holocaust Memorial Center (5.5\$ M) See List of Projects by Altapex (copy attached) 			
			

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F4.0.1 IDENTIFICATION OF KEY PERSONNEL			
Name :	Joseph Galantino		
Title / Function :	Senior Project Manager – Director of Operations		
Affiliation :			
Diploma(s) :	Bachelor's in Engineering "Civil" from Concordia University 1988		
Experience with the firm:	22 years	Experience in General:	34 years
Previous Employment:	<ul style="list-style-type: none"> ▪ Decarel Inc. ▪ Capitex Inc. 		
Specialty:	Project and Construction Management		
<p>Pertinent Experience:</p> <p>Mr. Galantino has demonstrated the skills to manage any type of construction project with experience in the field;</p> <ul style="list-style-type: none"> • Coordination and revision of cost estimates. • Preparation and submission of project management and construction submissions. • Direct meetings with clients, consultants and others. • Review of construction progress, scheduling and cost control. • Review of accounts receivable and receivable. <p>Mr. Galantino has proven to be an undeniable resource with strong management skills, great dedication and persistence to quality in all aspects of construction derived from his personal and professional ethics to serve the client well.</p> <ul style="list-style-type: none"> • He played an important role in the construction of Phases I and II of Casino de Montréal. • He was responsible for the overall supervision of subcontractors and construction site personnel in the planning, scheduling and coordination of all contract award activities to completion totalling over 134\$ million • World Trade Center (40\$ M) and Les Cours Mont-Royal (45\$ M) <p>Since joining Altapex, he has been involved in several projects</p> <ul style="list-style-type: none"> • Southam Mosaic Condo Project (30.0\$ M) • The Project Europe Condos (15.0\$ M) • CLSC Avenue du Parc (6.5\$ M) • Grand Lodge of Lac Ouimet – St. Jovite (15.0\$ M) • LCC-Lower Canada College, Ice Rink (7.3\$ M) • The Rosa Nova Condos – Phase I of II (26.0\$ M) • The Lakeshore Condos (16.0\$ M) • See List of Projects by Altapex 			

Construction Management & General Contracting Services



Construction Management & General Contracting Services

F4.0.2 IDENTIFICATION OF KEY PERSONNEL

Name :	Paul Lemieux		
Title / Function :	Senior Superintendent – Project Manager		
Diploma(s) :	DEC – Technologie du génie civil du Cégep Vieux Montréal, Génie de la Construction, Université ETS		
Experience with the firm:	20 years	Experience in General:	40 years
Specialty:	On site coordination and management, superintendence, rough and finishing carpenter;		

Pertinent Experience:

Mr. Lemieux has demonstrated the skills to manage any type of construction project with experience in:

- The coordination of projects,
- Assists in the assessment and resolution of problems,
- Organizing and directing meetings with clients, consultants and others.
- Scheduling day-to-day work in accordance with the overall project schedule,
- Supervision of subcontractors and construction site personnel in the planning, scheduling and coordination of all activities from contract award to completion

Mr. Lemieux has proven to be a great dedication and persistence to quality in all aspects of construction derived from his personal and professional ethics to serve the client well. Since joining Altapex, he has been involved in several projects

- Southam Mosaic Condo Project (30.0\$ M)
- The Project Europe Condos (15.0\$ M)
- CLSC Avenue du Parc (6.5\$ M)
- Grand Lodge of Lac Ouimet – St. Jovite (15.0\$ M)
- LCC-Lower Canada College, Ice Rink (\$ 7.3 M)
- The Rosa Nova Condos – Phase I of II (26.0\$ M)
- The Lakeshore Condos (16.0\$ M)
- Urgences Sante - Centre Administrative (15.0\$ M)
- See List of projects by Altapex



Construction Management & General Contracting Services

F4.0.3 IDENTIFICATION OF KEY PERSONNEL

Name :	Sylvain Campeau		
Title / Function :	Superintendent – Project Manager		
Diploma(s) :	Technologie du génie civil Collège Notre-Dame, Montréal		
Experience with the firm:	15 years	Experience in General:	35 years
Specialty:	On site coordination and management, superintendence, finishing carpenter;		

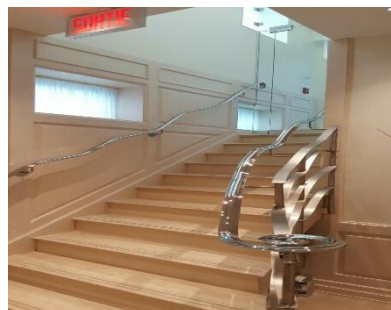
Pertinent Experience:

Mr. Campeau has demonstrated the skills to manage any type of construction project with experience:

- Assist in assessment and problem solving,
- To organize direct meetings with clients, consultants and others.
- Scheduling day-to-day work in accordance with the overall project schedule,
- And responsibility for the full supervision of subcontractors and construction site personnel in the planning, scheduling and coordination of all activities from contract award to completion

Mr. Campeau has proven to be a great dedication and persistence to quality in all aspects of construction from his personal and professional ethics to serve the client well. Since joining Altapex, he has been involved in several projects

- Mikvah (3.0\$ M)
- The Rosa Nova Condos (26.0\$ M)
- Development of Lakeshore Condominium Project (16.0\$ M)
- Restaurant Les Trois Brasseurs Laval (3.2\$ M)
- SAQ / Condominium Masson and St. Denis project (5.5\$ M)
- See List of projects by Altapex



Construction Management & General Contracting Services

F5.0.0 SPECIALTY PROJECTS EXECUTED BY ALTAPEX

Project: **LCC - LOWER CANADA COLLEGE
Learning Activity Center, Ice Rink & Performing Arts Center**

Altapex undertook a project management, a construction management and a general contracting mandate for the construction of a:

1. In 1996 - Learning Activity Center; complete with two Olympic sized gymnasiums, library, sports center, and classrooms and mini auditorium...Project Management
2. In 2004 - A New skating rink of approximately +/- 44,000 square feet; complete with team rooms...Project Management
3. In 2011 – The Leaning Commons- Performing Arts Center of approximately 48,000 square feet complete with an auditorium capable of seating 550 people, a band room, drama classrooms, and science classrooms...Construction Management and General Contracting

Note: *In all three projects, Altapex was mandated as Project Manager. On the Performing Arts Center, we were asked to take on a further mandate in DESIGN-Build with Guaranteed Maximum*

Our responsibilities included:

- a) Evaluation of budgets based on preliminary ,
- b) Establish complete project timelines and sequential organization of activities
- c) Prepare tenders and selection of consultants, and the general contractor (s)
- d) Analyzing submissions; And the award of contracts for the project;
- e) Coordinate all activities with municipal, provincial and public services to obtain the necessary permits required for the project;
- f) Produce (solicit, organize, coordinate) the Customer's comments following the delivery of deliverables by the team of professionals;
- g) Act as intermediary between the team of professionals and the Client;
- h) Organize and produce minutes of meetings (Design and Site Coordination Minutes);
- i) Manage all contracts relating to the execution of the project;
- j) Managing conflict between stakeholders;
- k) Provide monthly reports; and as required
- l) Coordinate the execution of work with contractors; And monitor construction work to ensure compliance with approved plans, including detailed planning, coordination, inspection, management of change orders and certificates of completion, and management of non- And guarantees,
- m) Manage all change requests and identify the impact (timing, quality and cost) of each proposed change,
- n) Approve disbursements for the payment of invoices related to contracts
- o) Ensure that the arena and equipment are put into service in accordance with the plans and specifications and the standards, standards and regulations in force;
- p) Finalize verification of all contracts relating to the project for the closure of the project;
- q) Guide and follow up on the process to achieve LEED® silver level certification for the arena,

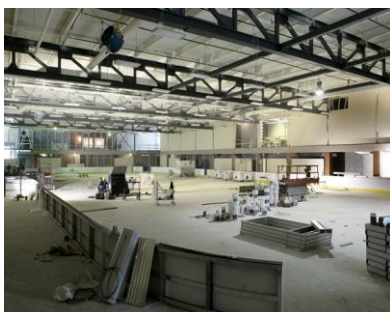
Construction Management & General Contracting Services

Project:	LCC - LOWER CANADA COLLEGE - Ice Rink		
Reference:	Nicole Simard, (CFO)		
Coordinates :	(514) 482-9916 locale 224		
Budgeted Costs:	6.75 \$ M	Actual Costs:	7.3 \$ M
Duration:	June 2007 to February 2008		

Particulars:

Altapex had to adapt to the Client's request to prepare a report identifying the criterion of the constructed details that can manage scoring according to the standards established by the Leeds organization. Without having any certification, we studied the standards governing this certification and once we understood it, we did the exercise to demonstrate that we could achieve a 26-point certification with great certainty. A copy of the report may be provided to you at any time. We also worked with Lyse Tremblay, architect and LEEDS specialist with whom we worked on this project.

- The lighting system in the rink is state-of-the-art,
- Cooling systems were designed and installed by CIMCO



Construction Management & General Contracting Services

Project:	LCC - LOWER CANADA COLLEGE - Performing Arts Center		
Reference:	Nicole Simard, (CFO)		
Coordinates :	(514) 482-9916 locale 224		
Budgeted Costs:	10.975 \$ M	Actual Costs:	11.3 \$ M
Duration:	October 2012 to October 2013		

Particulars:

This project was particular in that after having gone out to tender to eight General Contractors, the lowest bidder came in at 10% higher than what Altapex had budgetted and recommended to the LCC Board.

After having proposed value engineering solutions to reduce the cost, the two lowest bidders basically did not want to negotiate the deal to meet the approved budget. Altapex then proposed to undertake the contract on a Design Build Option with a Maximum Guaranteed Price based on the original budget submission. There was a 6 month delay in order to respect the deadlines set up by the BSDQ (Bid Depository System of Quebec). As such the contract was awarded to Altapex, and we continued to work together with the Client to ensure that the works continued and the delivery dates maintained. In order to meet the criteria on cost, Altapex was allowed to propose alternatives as long as they were approved by the architect and better than the original specification. We also changed the M/E systems and went with a Design Build alternative in order to meet the challenges.

The school required a LEED® Silver Level Certification. Altapex completed the work with the added 2.5\$M cost on additional modifications requested directly by the Client and delivered a top of the line project with a LEED® Gold Level Certification. The design of all mechanical HVAC, the plumbing loops, the geothermal system is state of the art; including energy management systems that are remotely monitored. an auditorium with finishes that are above the norm. This project was complexe. It included a BAND ROOM where the design regarding noise and acoustics were challenged by the respective consultants; a 550 people Auditorim, Music Rooms, Science Classrroms, Drama Rooms, Looby and Study Areas, and more.

The project was a huge success; and once again proved that Altapex budgets which had been prepared years earlier during our involvement as Project Managers; together with the use of our in-house Cost Price Index Chart (Used for Price Adjustment in extrapolating the CPI Factor) allowed us to properly update the budgets to reflect the present day cost. The school had been made aware of such an amount since the design intent and Fund Raising Campaign had starte years prior. Copy of same is attached in the SAMPLE DOCUMENTS (page 38). This CPI chart is a great tool in certifying the costs.



Construction Management & General Contracting Services

Project:	CONGREGATION SHAAR HASHOMAYIM		
Reference :	Andrea Wolfe (Architecte) or Alvin Fagan (Client)		
Coordinates :	(514) 934-1744 (Architecte) or (514) 937-9471 (Client)		
Budgeted Costs:	2.7 \$ M	Actual Costs:	3.3 \$ M
Duration:	August 2005 to April 2006		

Altapex provided General Contractor services. The work included the following:

- Renovation and restoration of an existing façade; as well as several areas in the existing building,
- Restructuring with a temporary support system.
- Construction of an underground gymnasium (+/-) 8,000 square feet complete with parking facility on grade

Particulars:

Site Challenges;

- Soil problems, special and detailed waterproofing system
- Development of procedures in order to be able to build in such an environment
- The Red River once passed through this area,
- New sealing system for concrete walls against shored walls;
- Unanticipated details were developed during construction as the site became exposed



Construction Management & General Contracting Services

Project:	HOLT RENFREW, 1300 Sherbrooke West, Montreal		
Reference:	Ken London, Architecte ou Peter Moore (IPCF Properties – Représentant du Client))		
Coordinates:	(514) 398-0800 (Architect) or (416)960-2980 (Client Representative)		
Budgeted Costs	14.5 \$ M - Base Building 0.0 \$ M – Interior Finishes	Actual Costs:	15.0 \$ M - Base Building 8.5 \$ M – Interior Finishes
Duration:	February 1995 and September 1996,		
<p>Altapex provided services on a hybrid basis by assuming the responsibilities of each discipline in a very transparent manner including:</p> <ul style="list-style-type: none">• Project Manager,• Construction Manager• General contractor <p>The work includes the following:</p> <ul style="list-style-type: none">• Renovation and restoration of the patrimonial façade; Including gray Victorian homes and the Notman House, and several areas in the existing building,• Restructuring with a system of temporary support of post-tensioned concrete beams and structural slab on piles in order to be able to excavate the rock under the blasting underneath the building,• Build an underground parking lot of three levels +/- 30,000 pica,• Construction of an above-ground (4-storey) building adjacent to the existing one for the development of a high-end shopping center in downtown Montreal; +/- 40,000 pica,• Modifications to mechanical systems on existing buildings and make the existing building conform to the regulations in force,• Participation in the concept, budgets, stewardship, requesting tenders, awarding contracts, supervision, coordination of any basic construction as well as any details, up to the completion of the project,• Prepare the weekly schedules in order to meet the dates imposed by the client <p>Particulars:</p> <p>Our Agenda and Procedure:</p> <ul style="list-style-type: none">• Controlled blasting and excavation with supervised vibrations not to exceed 12 mm/sec,• Work on interior finishes carried out on a "FAST TRACK" basis• Coordination with professionals and clients living outside Montreal,• Develop the budget with the subcontractors, professionals and client• Constant changes, involving a full-time team of 20 people from Altapex (including principals, managers, superintendents, cost auditors, labour, juniors, assistants, etc.)• Prepare monthly, weekly and daily schedules based on available resources,• It was a challenge to complete several high-end (26) shops including Chanel, Max-Mara, Jil-Sanders, Louis Vuitton and many others in a 6-week schedule within a budget of \$ 6.6 million,• A sheet metal system was introduced and installed against the exterior excavation of all walls to control ground water coming from the rock strata; a detail already integrated into other similar projects built and managed by Altapex. This system can easily replace present organic and inorganic membrane systems presently utilized,• The only place in Montreal where the lighting systems heat the building. The building is always in demand of cooling.• The art of convincing others to follow your example			

Construction Management & General Contracting Services



Construction Management & General Contracting Services

F6.0.0 REFERENCE LETTERS

Letters of Reference
(3 pages)

Construction Management & General Contracting Services



4090, avenue Royal
Montréal, Québec H4A 2M5
T 514 482 9916
F 514 482 0195
www.lcc.ca

Students first • L'élève avant tout

Le 14 décembre 2016

A qui de droit,

Lower Canada Collège est un collège privé anglophone situé au cœur de Montréal qui enseigne à plus de 780 élèves de la maternelle à la 12^e année.

La plus récente addition sur le « Campus » est un amphithéâtre et des classes spécialisées et modernes, érigées en 2014. Le projet a été un succès complet tant au niveau de la levée de fonds que des coûts de construction : nous sommes fiers de dire que le projet a été inauguré à la date prévue. Pour décrire sommairement le bâtiment, celui-ci est un édifice de deux (2) étages totalisant plus de 42,000 pieds carrés avec un auditorium de 550 places. Un stationnement attenant a aussi été ajouté.

Lower Canada Collège a retenu les services du Groupe Altapex situé au 1741 boul. Édouard Laurin, St-Laurent, Qc, H4L 5E9 pour agir en tant que gérant de projet et construction. Nous avons bénéficié de l'expertise de son président, M. Leonardo Soares, ingénieur, qui s'est impliqué personnellement dans le projet. C'est grandement grâce à lui et son équipe que le bâtiment a été construit dans les délais prévus et aux coûts prévus. Nous lui sommes très reconnaissants de s'être investi autant dans notre projet et d'en avoir fait un grand succès. C'était le troisième projet que nous avons demandé au Groupe Altapex de gérer pour LCC.

C'est avec beaucoup de confiance que j'écris cette lettre et sans hésitation aucune que je recommande le Groupe Altapex. Le professionnalisme, le dévouement, l'expertise, la qualité du travail et le support obtenu à tous les stades du projet ne sont que quelques raisons qui supportent notre recommandation.

N'hésitez pas à me contacter pour toute information additionnelle.

Nicole Simard-Laurin
Directrice générale adjointe - Finance et administration
Lower Canada Collège

Construction Management & General Contracting Services

Daulat Dipshan

5 Stanwich Road, Greenwich, CT 06830

Tel: (203) 869-2332 Cell: (203) 550-7721 Fax: (203) 869-2782

Email: ddaulat@gmail.com

December 17, 2016

To whom it may concern,

The Harilela Group is an international operator of hotels and related hospitality establishments. In 2008 we undertook to develop a new commercial project directly adjacent to our Hilton Garden Inn Hotel on Cote de Liesse Boulevard in St. Laurent, Quebec. This investment was the Golden Mile - Park & Fly complex to service the local international airport. The project involved the acquisition of an existing vacant property which was subsequently renovated to allow for its redevelopment into the modern Park & Fly facility with special and distinct, architectural mechanical and electrical requirements.

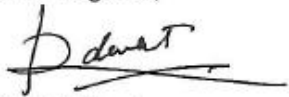
Given our past experience with Altapex Construction with the Hilton Garden Inn hotel, once again we decided to mandate Mr. Soares and his team to undertake this project for us. Altapex provided numerous strengths and comparative advantages to us, not the least of which was its proven track record with a hybrid construction contract.

Once again we benefited from Mr. Leonardo Soares, engineer, who involved himself directly during the entire project and gave the personal touch of Altapex's scope and stature so commonly absent in other organizations. This is a fine example of how corporate philosophy starts at the top and is successfully transferred down.

We were extremely pleased with Altapex's performance at Golden Mile and we will strongly recommend Altapex to any owner or developer looking for professional construction and management services.

Trusting this is to be entirely satisfactory, we remain,

Kind Regards,



Daulat Dipshan
President
Harilela Hotels Ltd.

The Essence of Persistence

The power to shape the future is earned through persistence.

No other quality is as essential to success.

It is the sandpaper that breaks down all resistance and sweeps away all obstacles.

It is the ability to move mountains one grain of sand at a time.

Construction Management & General Contracting Services



Montreal December 16, 2016

To whom it may concern,

I am the president of PavaCorp Inc., a Montreal based real-estate owner/developer with an extensive industrial and commercial portfolio. In 2013, we initiated a design build project for a new 80,000 square feet building to house the main administrative offices and ambulance dispatch center for La Corporation Urgence Santé (CUS). This new four story office building includes 20,000 square feet of underground parking and storage facilities.

Our tenant required very specific mechanical and electrical requirements to be integrated in the overall design and construction of their new offices, meeting rooms, call and command centers etc.; all the while, ensuring a first class, high tech environment for highly specialized government employees.

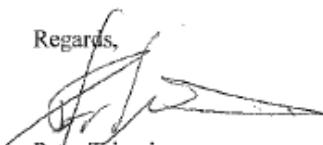
Already working together with Altapex in one of our high-rise residential development projects, it only seemed right to work once again with Mr. Soares and his team to assist us in the preparation of the initial budgets, feasibility studies and lease negotiations with our tenant. Altapex was then mandated as Project Manager to evaluate the cost to complete based on the CUS's performance specification program detailed room by room. As such, Altapex took it upon themselves to do the complete design-build of the project together the aid of their design team; Brian Burrows, Architect (Le Groupe Architex), D.L. Turner Consultants, structural engineer and their first-rate design-build mechanical and electrical trades Kolostat Inc. and Britton Electric.

Altapex went one step further and took the responsibility of Construction Manager and then General Contractor and proceeded with the execution of the entire construction of both the base building for the landlord and carried out the entire interior tenant fit out as a turnkey fixed-price project.

The project was executed from start to finish in an atmosphere of professionalism and collaboration always respecting the initial budgets, targeted delivery dates and meeting landlord's obligations. It is important to state that Altapex is well versed in all aspects of the construction process from the very inception of the project to the delivery of the final product all in line with the prime objection certified by any project owner.

We are extremely content with the collaborative effort demonstrated and given to us by Altapex under the leadership of Mr. Soares and his team; and without any doubt, highly recommend Altapex to whomever is in the market planning any type of project which requires the complete services of a knowledgeable project Manager, construction Manager or General Contractor.

Regards,



Peter Triassi
President

5365 rue Jean-Talon est, suite 600, St-Léonard, Qué. H1S 3G2 Tél: (514) 329-5430 - Fax: (514) 329-5429

F7.0.0 LICENSES & INSURANCES

Licenses & Other Documents

- Regie du Bâtiment – General Contractor License (2 pages)
- MRQ – Attestation (1 page)
- Certificate of Civil Liability Insurance (1 page)
- ACQ – Certification (1 page)

Construction Management & General Contracting Services



MESSAGE

La validité de cette licence doit être vérifiée au Registre des détenteurs de licence situé sur le site Internet www.rbq.gouv.qc.ca ou auprès de la R.B.Q. au 1800 361-0761 ou 514 873-0976.

RÉPONDANTS

Leonardo Soares

Administration, Exécution de travaux de construction, Gestion de la sécurité 1.4, Gestion de la sécurité 1.5, Gestion de la sécurité 1.6, Gestion de la sécurité 1.7, Gestion de la sécurité, Gestion de projets et de chantiers 1.4, Gestion de projets et de chantiers 1.5, Gestion de projets et de chantiers 1.6, Gestion de projets et de chantiers 1.7, Gestion de projets et de chantiers

..... 1 répondant(s) autorisé(s).

Régie du bâtiment du Québec

Président

Secrétaire

Loi sur le bâtiment (L.R.Q. c. B-1.1)

Page 1 sur 2

LICENCE D'ENTREPRENEUR

Numéro de licence : 3023-7200-16

ÉMISE LE : 1992-04-15

DATE D'ÉCHÉANCE ANNUELLE DE PAIEMENT : 8 mai

TITULAIRE DE LA LICENCE

Altapex Construction Corporation
1741 BOUL EDOUARD-LAURIN
Saint-Laurent QC
Canada H4L 5E9

CATÉGORIES ET SOUS-CATÉGORIES DE L'ENTREPRENEUR

La présente atteste que le titulaire est autorisé à soumissionner, organiser, coordonner, exécuter et faire exécuter les travaux de construction inclus dans les catégories et sous-catégories mentionnées ci-dessous.

Catégorie entrepreneur général (annexe I)

- 1.2 Petits bâtiments
- 1.3 Bâtiments de tout genre
- 1.4 Routes et canalisation
- 1.5 Structures d'ouvrages de génie civil
- 1.6 Ouvrages de génie civil immergés
- 1.7 Télécommunication transport transformation et distribution d'énergie électrique

Catégorie entrepreneur spécialisé (annexe II)

- 2.2 Ouvrages de captage d'eau non forés
- 2.4 Systèmes d'assainissement autonome
- 2.6 Pieux et fondations spéciales
- 3.1 Structures de béton
- 4.1 Structures de maçonnerie
- 5.1 Structures métalliques et éléments préfabriqués de béton
- 6.1 Charpentes de bois
- 10 Systèmes de chauffage localisé à combustible solide
- 15.7 Ventilation résidentielle

Catégorie entrepreneur spécialisé (annexe III)

- 2.5 Excavation et terrassement

Page 2 sur 2

Numéro de licence : 3023-7200-16
Numéro de validation : 1-1009473054

DATE D'ÉCHÉANCE ANNUELLE DE PAIEMENT : 8 mai

TITULAIRE DE LA LICENCE

Altapex Construction Corporation
1741 BOUL EDOUARD-LAURIN
Saint-Laurent QC
Canada H4L 5E9

CATÉGORIES ET SOUS-CATÉGORIES DE L'ENTREPRENEUR

La présente atteste que le titulaire est autorisé à soumissionner, organiser, coordonner, exécuter et faire exécuter les travaux de construction inclus dans les catégories et sous-catégories mentionnées ci-dessous.

- | | |
|------|---|
| 2.7 | Travaux d'emplacement |
| 3.2 | Petits ouvrages de béton |
| 4.2 | Travaux de maçonnerie non structurale marbre et céramique |
| 5.2 | Ouvrages métalliques |
| 6.2 | Travaux de bois et plastique |
| 7 | Isolation étanchéité couvertures et revêtement extérieur |
| 8 | Portes et fenêtres |
| 9 | Travaux de finition |
| 11.2 | Équipements et produits spéciaux |
| 12 | Armoires et comptoirs usines |
| 13.5 | Installations spéciales ou préfabriquées |
| 27 | sous-catégorie(s) autorisée(s), |

MESSAGE

La validité de cette licence doit être vérifiée au
Registre des détenteurs de licence situé sur le site
internet www.rfq.gouv.qc.ca ou auprès de la R.B.Q
au 1800 361-0761 ou 514 873-0976.

Régie du bâtiment du Québec

Président

Construction Management & General Contracting Services



LEW-700
2017-11

Attestation de Revenu Québec

Cette attestation est délivrée à la personne suivante :

ALTAPEX CONSTRUCTION CORPORATION
3440, RUE BELAIR
MONTREAL (QUEBEC) H2A 2A7

Numéro d'entreprise du Québec (NEQ) : 1143695741

Elle atteste que la personne dont le nom figure ci-dessus répond, à la date de délivrance, aux conditions suivantes :

- Elle a produit les déclarations et les rapports exigés en vertu des lois fiscales québécoises.
- Elle n'a pas de compte en souffrance à l'endroit du ministre du Revenu du Québec en vertu de ces lois fiscales ou, si elle a un compte en souffrance, elle se trouve dans l'une ou l'autre des situations suivantes :
 - le recouvrement de ses dettes a été légalement suspendu;
 - des dispositions ont été convenues avec elle pour assurer le paiement de ses dettes, et elle n'est pas en défaut à cet égard.

Cette attestation est délivrée sous réserve des droits du ministre du Revenu, qui peut notamment procéder à toute vérification, à toute inspection, à tout examen ou à toute enquête. Le ministre peut aussi établir toute détermination, toute imposition et toute cotisation. Enfin, il peut rendre toute décision et recouvrer tout montant relativement à la personne dont le nom figure ci-dessus.

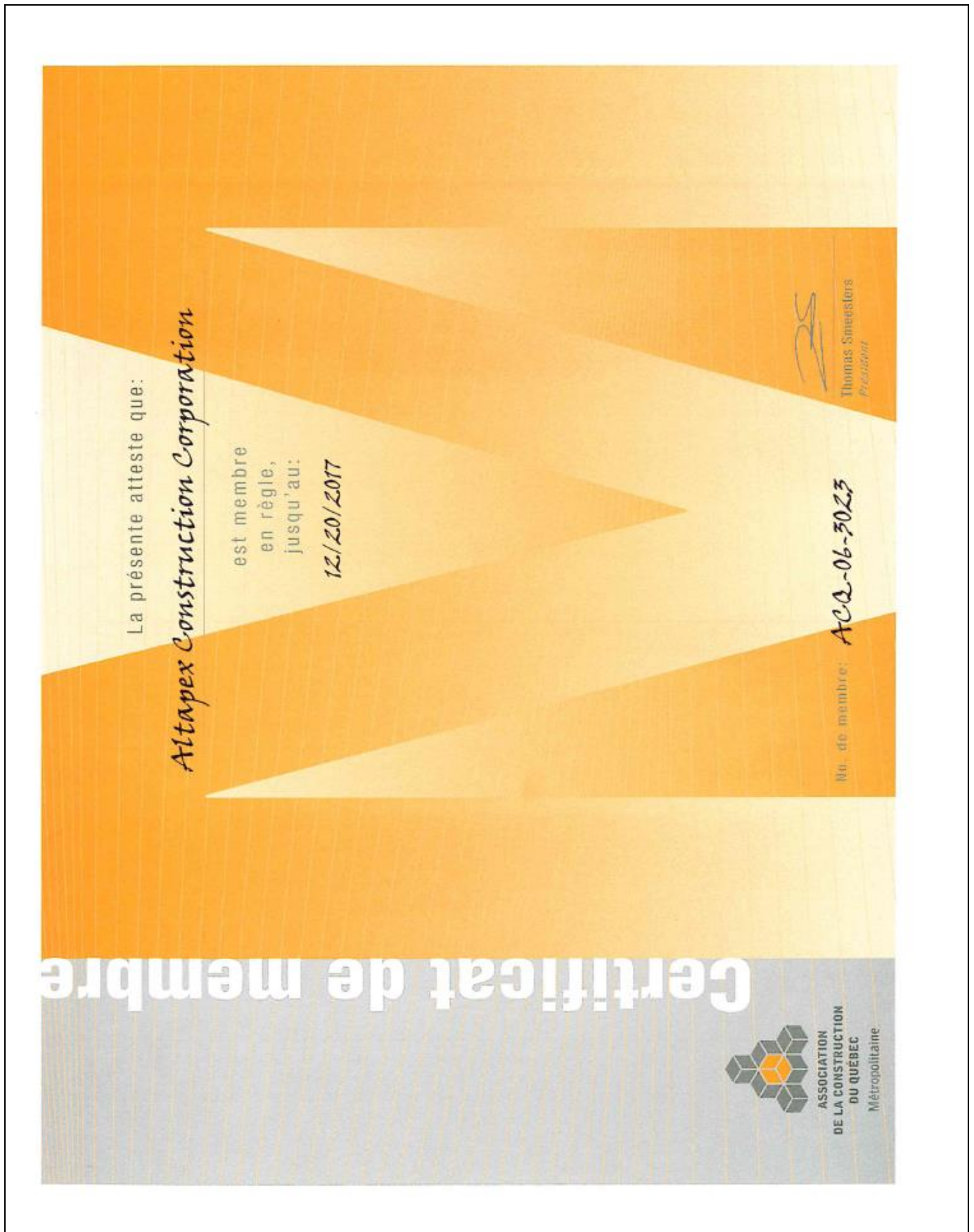
Numéro de l'attestation : 612170-TZTT-0934196

Date et heure de délivrance de l'attestation : 15 juin 2022 à 9 h 50 min 11 s

Date de fin de la période de validité de l'attestation : 30 septembre 2022

Certaines personnes pourraient être assujetties, selon certaines lois, aux obligations relatives à l'attestation de Revenu Québec, notamment l'obligation de vérifier l'authenticité de cette attestation. Pour plus d'information concernant les contrats visés par l'attestation de Revenu Québec, consultez notre site Internet au www.revenuquebec.ca.

Construction Management & General Contracting Services



Construction Management & General Contracting Services

CERTIFICATE OF INSURANCE						Date 2019-08-03	
BROKER:  EgR inc. 1100, boul. Robert-Bourassa, 6ième Étage Montréal Qc H3B 3A5				COMPANIES AFFORDING COVERAGE			
INSURED : ALTAPEX CONSTRUCTION CORPORATION 3440 rue Bélair Montréal QC H2A 2A7				COMPANY A	Northbridge		
				COMPANY B			
				COMPANY C			
This certificate is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not amend, extend or alter the coverage afforded by the policies below.							
COVERAGES This is to certify that the policies of insurance listed below have been issued to the insured named above for the policy period indicated, notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain, the insurance afforded by the policies described herein is subject to all the terms, exclusions and conditions of such policies. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.							
CO	TYPE OF ASSURANCE	POLICY NUMBER	EFFECTIVE DATE (YYMMDD)	EXPIRATION DATE (YYMMDD)	LIMITS		
A	COMMERCIAL GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input checked="" type="checkbox"/> PER OCCURRENCE <input checked="" type="checkbox"/> PREMISES AND OPERATIONS <input checked="" type="checkbox"/> PRODUCTS AND COMPLETED OPERATIONS <input checked="" type="checkbox"/> PERSONAL INJURY AND ADVERTISING INJURY <input checked="" type="checkbox"/> MEDICAL EXPENSES <input checked="" type="checkbox"/> TENANT'S LEGAL LIABILITY <input checked="" type="checkbox"/> NON-OWNED AUTOMOBILE LIABILITY (F.P.Q. NO 6)	CBC 0737261	2019/05/31	2020/05/31	COMBINED LIMIT BODILY INJURY AND PROPERTY DAMAGE EACH OCCURRENCE \$ 2,000,000 AGGREGATE PER POLICY PERIOD \$ 2,000,000 AGGREGATE PER POLICY PERIOD \$ 2,000,000 MAXIMUM AMOUNT PAYABLE ANY ONE PERSON \$ 25,000 LIMIT PER CLAIM, FOR ANY ONE LOCATION \$ 500,000 LIMIT, ANY ONE ACCIDENT \$ 2,000,000		
A	EXCESS LIABILITY	CBC 0737261	2019/05/31	2020/05/31	EACH OCCURRENCE \$ 3,000,000 AGGREGATE \$ 3,000,000		
A	BUILDERS RISK <input checked="" type="checkbox"/> BROAD FORM <input checked="" type="checkbox"/> PROPERTY IN TRANSIT <input checked="" type="checkbox"/> TEMPORARY SITUATION <input checked="" type="checkbox"/> MACHINERY BREAKDOWN <input checked="" type="checkbox"/> SEWER BACKUP <input checked="" type="checkbox"/> FLOOD <input checked="" type="checkbox"/> EARTHQUAKE	CBC 0737270	2019/05/31	2020/05/31	ON SITE \$ 1,000,000 DEDUCTIBLE \$ 2,500 SUB-LIMIT TEMPORARY LOCATION AND/OR IN TRANSIT \$ 100,000 DEDUCTIBLE \$ 2,500 DEDUCTIBLE PER LOSS SEWER BACKUP AND FLOOD \$ 25,000 DEDUCTIBLE PER LOSS EARTHQUAKE \$ 100,000		
DESCRIPTION OF OPERATIONS / LOCATIONS All operations of the Named Insured consisting mainly as : General contractor in new constructions and renovations							
CERTIFICATE HOLDER To whom it may concern				AUTHORISED REPRESENTATIVE  Giovanna Cappa Commercial-Lines Damage Insurance Broker			
CERT (6/94)							

Construction Management & General Contracting Services

F8.0.0 SAMPLE DOCUMENTS

Samples

- Job Cost Summary & Cost Entry (2 pages)
- Purchase Order / Contract (2 page)
- Contractor Payment Schedule (1 page)
- Waivers – Partial and Finale (2 pages)
- Schedule – Bar Chart & Project Schedule (2 pages)
- Minutes of Meeting (1 page)
- Construction Price Index Chart (1 page)

Construction Management & General Contracting Services

ALTAPEX GROUPS

Cost Entries by Job

12/20/2016 Page 1
System Date: 12/20/2016
System Time: 2:42 pm
Files Used: MASTER.JCM
CURRENT.JCT,NEW.JCT
MASTER.APM

16-523-AC Aldea Restaurant
For the Period Between

and

Include Closed Jobs: No

Acctg Cat	Date	Description	Vendors Org Estimate	Invoice No.	Labours Name	Hours	Amount
GENERAL CONDITIONS							
1-010		Site Supervision					
S	09/18/2016		BELC INC	242			5,988.58
S	09/27/2016		BELC INC	243			2,700.00
L	09/30/2016	General Conditions			Labour	1.00	12,000.00
L	09/30/2016	Move to Changes to Scope			Labour	1.00	12,000.00-
S	10/02/2016		BELC INC	246			2,500.00
S	10/12/2016		BELC INC	247			2,500.00
S	10/23/2016		BELC INC	251			4,000.00
S	11/05/2016		BELC INC	252			3,000.00
S	11/17/2016		BELC INC	253			3,500.00
			<u>\$18,000.00</u>		Site Supervision	Total	\$24,188.58*
GENERAL CONDITIONS							
1-615		Construction Supplies					
S	09/15/2016		Leonardo Soares	LS160915			672.65
S	09/15/2016	(Rev)	Leonardo Soares	LS160915			672.65-
S	09/15/2016		Leonardo Soares	LS160915			672.65
S	09/27/2016		BELC INC	243			264.17
S	09/30/2016		Fernando Morgado	FM161005			36.33
S	10/13/2016		Al Rent-A-Tool	291962			90.00
S	10/24/2016		Fernando Morgado	FM161024			22.98
S	10/24/2016		Leonardo Soares	LS161024			9.28
S	10/31/2016		Fernando Morgado	Fm 161104			29.25
S	11/09/2016		Al Rent-A-Tool	293350			84.00
S	12/14/2016		BELC INC	254			649.00
			<u>\$750.00</u>		Construction Supplies	Total	\$1,857.66*
GENERAL CONDITIONS							
1-710		Final Cleaning					
L	10/21/2016	General Conditions			Morgado	8.00	528.00
L	10/24/2016	General Conditions			Morgado	8.00	528.00
L	11/01/2016	General Conditions			Morgado	8.00	528.00
S	11/17/2016		Fernando Morgado	FM161117			36.90
			<u>\$2,760.00</u>		Final Cleaning	Total	\$1,620.90*
SITWORK							
2-002		Demolition					
S	08/16/2016		Andrei Ilyazarev	20160816			10,000.00
S	08/18/2016		Forage Collin Inc.	8131			700.15
L	08/19/2016	Sitework			Morgado	9.00	594.00
L	08/22/2016	Sitework			Morgado	7.50	495.00
L	08/23/2016	Sitework			Morgado	8.50	561.00
L	08/23/2016	Sitework			Morgado	12.00	792.00
S	08/26/2016		Romika Construction	22			3,705.00
S	08/31/2016		Al Rent-A-Tool	290259			110.50
L	09/01/2016	Sitework			Morgado	8.50	561.00
L	09/01/2016	Sitework			Morgado	9.50	627.00

Construction Management & General Contracting Services



16-523 Aldea Restaurant


PROJECT COST RECONCILIATION

Payment Request: 3

For the period ending : November-25-16

Division Description	BUDGET				WORK COMPLETED						Current Period Request	
	Budget Cost	Contracts Committed	Available Amounts	Adjustment	Revised Budget	Percent Completed	Total Completed To Date	Total Holdback	Holdback Released To Date	Total Request To Date		Previous Request
Aldea Restaurant												
1-010 Site Supervision	18,000.00	20,888.58	(2,688.58)	10,000.00	28,000.00	100.00%	28,000.00	(2,800.00)	2,800.00	20,000.00	13,140.00	14,860.00
1-360 Insurance	1,250.00	0.00	1,250.00	0.00	1,250.00	100.00%	1,250.00	(125.00)	125.00	1,250.00	1,250.00	0.00
1-390 Hearing & Protection	1,000.00	0.00	1,000.00	(1,000.00)	0.00	0.00%	0.00	0.00	0.00	0.00	250.00	(250.00)
1-501 Equipment	2,000.00	0.00	2,000.00	(2,000.00)	0.00	0.00%	0.00	0.00	0.00	0.00	250.00	(250.00)
1-516 Construction Supplies	750.00	1,124.66	(374.66)	374.66	1,124.66	100.00%	1,124.66	(112.47)	112.47	1,134.66	966.82	187.85
1-561 Containers	1,050.00	0.00	1,050.00	(1,050.00)	0.00	0.00%	0.00	0.00	0.00	0.00	630.00	(630.00)
1-710 Final Clearing	2,750.00	0.00	2,750.00	(750.00)	2,000.00	100.00%	2,000.00	(200.00)	200.00	2,000.00	0.00	2,000.00
GENERAL CONDITIONS	26,510.00	21,813.24	4,996.76	5,844.66	32,374.66	100.00%	32,374.66	(3,237.47)	3,237.47	32,374.66	18,453.82	15,917.18
2-002 Demolition	14,388.00	14,515.65	(149.65)	5,231.65	19,597.65	100.00%	19,597.65	(1,959.77)	1,959.77	16,067.66	19,597.66	0.00
STEELWORK	14,388.00	14,515.65	(149.65)	5,231.65	19,597.65	100.00%	19,597.65	(1,959.77)	1,959.77	16,067.66	19,597.66	0.00
3-110 Formwork	0.00	602.00	(602.00)	602.00	602.00	100.00%	602.00	(60.25)	60.25	602.00	750.00	(67.12)
3-200 Concrete Reinforcing	590.00	0.00	590.00	(590.00)	0.00	0.00%	0.00	0.00	0.00	0.00	590.00	(590.00)
3-300 Concrete/Aggregate Supply	700.00	295.53	404.47	750.53	1,450.53	100.00%	1,450.53	(145.05)	145.05	1,450.53	1,500.00	(49.47)
3-308 Concrete Pump / Hoist	600.00	820.00	(220.00)	220.00	820.00	100.00%	820.00	(82.00)	82.00	820.00	820.00	0.00
CONCRETE	1,890.00	1,798.41	91.59	1,663.41	2,953.41	100.00%	2,953.41	(295.34)	295.34	2,953.41	3,480.80	(706.59)
4-050 Masonry Work	5,400.00	5,875.49	(475.49)	(1,659.05)	3,740.85	100.00%	3,740.85	(374.10)	374.10	3,740.85	425.84	3,314.02
MASONRY	5,400.00	5,875.49	(475.49)	(1,659.05)	3,740.85	100.00%	3,740.85	(374.10)	374.10	3,740.85	425.84	3,314.02
5-130 Miscellaneous Metal	600.00	0.00	600.00	(600.00)	0.00	0.00%	0.00	0.00	0.00	0.00	0.00	0.00
METALS	600.00	0.00	600.00	(600.00)	0.00	0.00%	0.00	0.00	0.00	0.00	0.00	0.00
6-120 Rough Carpentry	15,670.00	16,410.49	(740.49)	9,430.00	25,000.00	100.00%	25,000.00	(2,500.00)	2,500.00	25,000.00	20,391.06	4,608.94
6-220 Millwork	17,150.00	1,540.00	15,610.00	(12,400.00)	4,750.00	100.00%	4,750.00	(475.00)	475.00	4,750.00	1,715.00	3,035.00
WOOD & PLASTICS	32,720.00	16,950.49	15,769.51	(2,970.00)	29,750.00	100.00%	29,750.00	(2,975.00)	2,975.00	29,750.00	22,106.06	7,643.94
7-200 Insulation	1,950.00	231.03	1,718.97	(1,661.83)	285.15	100.00%	285.15	(28.82)	28.82	285.15	630.00	(344.85)
7-500 Roof System	1,900.00	6,300.00	(4,400.00)	4,525.00	6,625.00	100.00%	6,625.00	(662.50)	662.50	6,625.00	7,000.00	(375.00)
T & M PROTECTION	3,850.00	6,531.03	(2,681.03)	3,265.15	7,115.15	100.00%	7,115.15	(711.62)	711.62	7,115.15	7,600.00	(483.85)

Construction Management & General Contracting Services

		BON DE COMMANDE PURCHASE ORDER	
ALTAPEX CONSTRUCTION CORPORATION <i>Ci-après appelé «l'acheteur» / Herein called the «Purchaser»</i> fait la commande pour la fourniture de services et/ou produits, matériaux, machinerie, outillage et/ou équipement de construction décrits ci-après à : <i>hereby places an order for the supply of services and/or products, material, machinery, tools and/or construction equipment as described herein from:</i>		8315 - 13416 - 086 <i>Numéro de commande - Order number</i> Ce numéro doit être indiqué sur tous les emballages, documents d'expédition et factures. <i>This number must appear on all packages, shipping documents and invoices.</i>	
Construction Bao 7875 Marco Polo Montréal, Québec, H1E 1N8 <i>Ci-après appelé «le fournisseur» / Herein called the «Supplier»</i>		En acceptant ce bon de commande, le fournisseur s'engage à fournir les services et/ou les produits, les matériaux, la machinerie, l'outillage et/ou l'équipement de construction requis et à respecter tous les termes et conditions tel que décrits dans l'appendice 1, annexé à ce bon de commande. <i>In accepting this purchase order, the Supplier agrees to perform the Work, supply the labor and/or the products, materials, machinery, tools and/or construction equipment as required and to be bound by all terms and conditions as specified in Appendix 1 attached to this Purchase Order.</i>	
Services Urgences- Santé 6700, rue Jarry Est Saint-Léonard, Québec, H1P 3K8 <i>Nom et adresse du site de livraison / Name and address of delivery site</i>		ALTAPEX CONSTRUCTION CORPORATION 1741, boul. Edouard-Laurin Saint-Laurent, Québec, H4L 5E9 <i>Nom et adresse pour facturation / Name and address for invoicing</i>	
<i>Date de la commande / Order date</i> 25-Jun-2015	<i>Conditions Paiement / Payment Conditions</i> voir appendice 1/ see appendix 1	<i>Transporté par/ Transported by</i> camion <i>F.A.B. / F.O.B.</i> site	<i>Code de coût / Cost Code</i> 8-820 <i>Numéro de licence / Licence number</i> R.B.Q. 3023 - 7200 - 16
<i>Date de la livraison / Delivery date</i> 30-Jun-2015	<i>Retenue / Holdback</i> 10.0%		
<i>Quantité</i> <i>Quantity</i>	<i>Désignation des services, produits, matériaux, machinerie, outillage, équipement de construction</i> <i>Description of services, products, material, machinery, tools, construction equipment</i>	<i>Prix unitaire</i> <i>Unit price</i>	<i>Prix total</i> <i>Total price</i>
	POUR CONFIRMATION SEULEMENT		
	Pour la fourniture de toute main d'oeuvre, matériau et équipement nécessaires, afin d'effectuer des travaux d'enduits acryliques; le tout selon les dessins émis par les consultants du projet (voir liste ci-jointe en date du 15 mai 2015), et votre soumission en date du 25 juin 2015 (ci-jointe).		\$85,500.00
	Travaux pour le flashing au 3e étage (le tout selon votre soumission en date du 25 juin 2015, ci-jointe).		\$19,400.00
	Note: -Attestations de conformité CSST et CCQ sont requises, ainsi que copie de la licence d'entrepreneur et de l'assurance de responsabilité civile, avec Altapex Construction nommée comme co-assurée. -Aucun travail supplémentaire ne devra être exécuté sans l'autorisation écrite d'Altapex. -Tous les coûts relatifs à ce travail devront être présentés au client pour approbation.		
	Montant Net Amount		\$104,900.00
	TPS/GST	5.000%	\$5,245.00
	TVQ/QST	9.975%	\$10,463.78
	Total		\$120,608.78
VEUILLEZ SIGNER ET RETOURNER LES COPIES JAUNE ET VERTE AVANT TOUTE FACTURATION / PLEASE SIGN AND RETURN THE YELLOW AND GREEN COPIES BEFORE ANY INVOICING			
Approuvé et accepté par le fournisseur Approved and accepted by the Supplier		Aucun changement ne peut être apporté à ce bon de commande sans la pré-approbation de : No changes can be made to this Purchase Order without pre-approval from:	
Signature et titre du fournisseur / Signature and title of Supplier		Altapex Construction Corporation	

ALTAPEX CBC/POA-001 MAY2013

PAGE 1 DE 02

Construction Management & General Contracting Services



BON DE COMMANDE

PURCHASE ORDER

AVIS - IMPORTANT – NOTICE

FRANÇAIS

"Les termes et conditions du bon de commande sont annexés ci-après comme Appendice "1", lesquels le fournisseur (fournisseur, entrepreneur spécialisé ou ouvrier spécialisé) déclare avoir lus et compris dans leur entier, et accepte d'y être lié comme faisant partie intégrante de ce bon de commande".

Note : Les termes et conditions en français sont décrits aux pages 1 et 3 de l'Appendice "1".

"Le fournisseur ne peut pas apporter des changements au présent bon de commande ou aux termes et conditions du bon de commande inscrits à l'Appendice "1" annexé ci-après sans qu'au préalable tous les changements particuliers, ajouts, suppressions ou amendements soient expressément acceptés et approuvés par Altapex Construction Corporation et initialisés et signés par les deux parties; autrement, la convention de bon de commande deviendra nulle et non avenue".

CONTINUE AVEC "APPENDICE 1" ANNEXÉ CI-APRÈS...

ENGLISH

"The Purchase Order Terms and Conditions attached herewith as Appendix "1", which terms and conditions the Supplier (Supplier, Specialized Contractor or Specialized Worker) acknowledges and declares having read and taken cognizance of and agrees to be bound by as an integral part of this Purchase Order".

Note: The terms and conditions in english are described in pages 2 and 4 of Appendix "1".

"The Supplier shall not make changes to the present Purchase Order or to the Purchase Order Terms and Conditions described in Appendix "1" attached herein without it being first expressly accepted and approved by Altapex Construction Corporation with all particular modifications, additions, deletions or amendments to be initialled and signed by both parties; otherwise the present Purchase Order agreement shall become null and void".

CONTINUE WITH "APPENDIX 1" ATTACHED HEREWITH...

Initiales du fournisseur/entrepreneur spécialisé/ouvrier spécialisé Initials of Supplier/Specialized Contractor/Specialized Worker	
Initiales de l'acheteur Initials of Purchaser	

Construction Management & General Contracting Services

CEDULE DE PAIEMENT/ PAYMENT SCHEDULE "A"

Construction Bao Inc.	831513416086-3f
<small>Nom du sous-traitant/ Name of Sub-contractor</small>	<small>Paiement/Payment #</small>
Other	07-Oct-2015
<small>Spécialité/ Specialty</small>	<small>Date:</small>
Urgences Sante	
<small>Projet/ Project</small>	

A. Montant original du contrat (bon de command)/ Original contract (purchase order) amount:	\$	104,900.00
B. Changements approuvés/ Approved changes:	\$	6,840.17
C. Montant contrat (bon de command) révisé/ Revised contract (purchase order) amount:	\$	111,740.17

Mois finissant/ Month Ending:		Invoiced to date	% of (C)	Approved to date	% of (C)
	07-Oct-2015				
D. Valeur travaux certifié à date/ Value works certify to date:				\$ 111,740.17	100.00%
E. Retenue sur item "D"/ Holdback on item "D" (10.00%)				(11,174.02)	(10.00)%
F. Retenue approuvé/ Release of holdback				11,174.01	10.00 %
G. Montant net approuvé/ Net amount approved:		111,740.17	100.00%	111,740.16	100.00%
H. Moins paiements précédents/ Less previous payments:		(76,950.00)	(68.87)%	(76,950.00)	(68.87)%
I. Montant total/ Total amount:		34,790.17	31.13 %	34,790.16	31.13 %
J. TPS/ GST (5.00%)		1,739.51		1,739.51	
K. TVQ/ QST (9.975%)		3,470.32		3,470.32	
L. Escompte/ Discount/ Adjustment/ Adjustment:		-		0.01	
M. Paiement pour cette période/ Payment for this period:		\$ 40,000.00		\$ 40,000.00	

Total Paid to Date (including taxes): \$ 128,473.27

Sujet à la vérification de:/ Subject to verification by Altapex Construction Corporation

<small>Comptabilité/ Accounting</small>	<small>Gérant de Construction/ Construction Manager</small>	<small>Officier autorisé/ Authorized signing officer</small>
<small>Comments:</small>		

Dénonciation/ Denunciation

Nom du sous-traitant/ Name of Sub-contractor		Denouced Amount	Waiver received	Balance
Construction Bao Inc.	NO	\$ 111,740.17	\$ 111,740.16	\$ -
	NO	\$ 0.00		
	NO	\$ 0.00		
	NO	\$ 0.00		
	NO	\$ 0.00		
	NO	\$ 0.00		
	NO	\$ 0.00		

Balance

Oui/Yes	Non/No	Documents requis pour remise de paiement prochain/ Documents required for next payment
<input type="checkbox"/>	<input type="checkbox"/>	1. Contrat signé/ Contract signed:
<input type="checkbox"/>	<input type="checkbox"/>	2. Police d'assurance requise/ Insurance policy required:
<input type="checkbox"/>	<input type="checkbox"/>	3. Copie licence RBQ/ Copy of RBQ license
<input type="checkbox"/>	<input type="checkbox"/>	4. Rescution
<input type="checkbox"/>	<input type="checkbox"/>	5. CCQ & CSST conformity
<input type="checkbox"/>	<input type="checkbox"/>	6. Quittances de fournisseur/ waiver of supplier
<input type="checkbox"/>	<input type="checkbox"/>	7. CCQ & CSST Quittances finale/ final release
<input type="checkbox"/>	<input type="checkbox"/>	8. Deficiencies / Letter of Guarantee
<input type="checkbox"/>	<input type="checkbox"/>	9. As built / Owners' manual



<small>Cheque reçu par/ Cheque received by</small>	<small>Date</small>	<small>Cheque #</small>	<small>Relève par/ by</small>
--	---------------------	-------------------------	-------------------------------

1741, boul Edouard-Laurin, St-Laurent, Québec H4L 5E9 • Téléphone: (514) 937-1700 • Télécopieur: (514) 937-5682

Construction Management & General Contracting Services



QUITTANCE PARTIELLE ET RENONCIATION D'HYPOTHÈQUE LEGALE PARTIELLE

A qui de droit:

Nous, soussignés, déclarons être satisfaits des paiements reçus et arrangements intervenus, en paiement partiel pour nos travaux et matériaux fournis à **Altapex Construction Corporation** pour la période se terminant le **01-July-2015** pour le projet **Urgences Sante**.

Nous donnons à **Altapex Construction Corporation** une quittance pour un montant cumulatif à date reçu \$ **88,473.27**

TTI (Toutes, taxes incluses) et renonçons à toute hypothèque légale pour ce montant.

AFFIDAVIT ET ENGAGEMENT

Je, soussigné, _____, de la cité de _____, étant dûment assermenté, dépose et dis:

1. Que je suis le _____ de la compagnie **Construction Bao Inc.** (la "Compagnie") et que je suis familier avec les faits qui sont exposés aux présentes;
2. Que la Compagnie a effectué des travaux et (ou) fourni des matériaux à **Marche de la Tour St Leonard** (le "Propriétaire") relativement à la construction d'un immeuble connu et désigné comme **Urgences Sante** (le "Projet");
3. Que la Compagnie a obtenu de l'entrepreneur général **Altapex Construction Corporation** une commande d'achat ou un contrat relativement au Projet (le "Contrat") et qu'elle reconnaît avoir reçu la somme totale de \$ **88,473.27** TTI, de **Altapex Construction Corporation** tel que paiement no. 831513416086-2 de la cedula "A" depuis le début du Projet, incluant les taxes applicables pour les travaux effectués et/ou matériaux fournis jusqu'à ce jour;
4. Qu' en rapport avec le paiement décrit au paragraphe 3 des présentes, et depuis le début du Projet jusqu'à ce jour, la Compagnie a acquitté toutes les impositions et répartitions émises à son égard et qu'elle a de plus exécuté toutes les obligations fixées par les lois ou tout règlement s'y rapportant, émanant du Gouvernement du Canada et/ ou de la Province du Québec et, ayant trait au Contrat et/ ou aux travaux effectués relativement au Projet y compris, sans limiter la portée générale de ce qui précède, toutes les sommes dues en raison de la Loi sur les accidents du travail et les maladies professionnelles, LRQ. C.A.-3.001, de la Loi sur relations du travail, la formation professionnelle et gestion de la main-d'oeuvre dans l'industrie de la construction, LRQ c. R-20, du Décrets de la construction ou de tout autre Décrets édicté en vertu de la Loi sur les Décrets de convention collective, LRQ c. D-2, et de la Loi sur les normes du travail, LRQ c.N-1.1, ou de toute législation similaire (ces lois étant ci-après collectivement appelées la "Législation sociale"). En outre, toutes les obligations découlant de la Législation sociale qui incombent à un quelconque des sous-traitants et/ ou affiliés et/ ou fournisseurs de matériaux qui ont exécutés des travaux ou fourni des services ou matériaux qui ont exécutés des travaux ou fourni des services ou matériaux relativement au Projet ont également été satisfaites jusqu'à ce jour.
5. De plus, je m'engage et m'oblige personnellement à garantir, solidairement avec la Compagnie l'accomplissement de toutes et chacune des devoirs, engagements, responsabilités et obligations de la Compagnie décrits au paragraphe 4 des présentes, et renonce aux bénéfices de division et discussion.

ET J'AI SIGNÉ, ce _____ jour de _____

Construction Bao Inc.

Compagnie

Titre

Personne autorisée (signature et lettres carrées)

Affirmé solennellement devant moi à _____, province de Québec, ce _____ jour de _____.

Commissaire à l'assermentation

Construction Management & General Contracting Services



QUITTANCE FINALE ET RENONCIATION D'HYPOTHÈQUE LEGALE FINALE

A qui de droit:

Nous, soussignés, déclarons être satisfaits des paiements reçus et arrangements intervenus, en paiement finale pour nos travaux et matériaux fournis à **Altapex Construction Corporation** pour la période se terminant le **07-October-2015** pour le projet **Urgences Sante**.

Nous donnons à **Altapex Construction Corporation** une quittance finale et renonçons à toute hypothèque légale pour ce montant.

CLAUSE FINALE

Le sous-traitant, **Construction Bao Inc.**, consent que le montant total (se référer à la cédule de paiement finale) du sous-contrat tel que spécifié ci-dessus est le montant de compensation complet et final tel qu'exige par le sous-traitant et qu'aucune réclamation future ne sera exigée au contracteur en raison de ce sous-contrat.

AFFIDAVIT ET ENGAGEMENT

Je, soussigné, _____, de la cité de _____ étant dûment assermenté, dépose et dis:

1. Que je suis le _____ de la compagnie **Construction Bao Inc.** (la "Compagnie") et que je suis familier avec les faits qui sont exposés aux présentes;
2. Que la Compagnie a effectué des travaux et (ou) fourni des matériaux à **Marche de la Tour St Leonard** (le "Propriétaire") relativement à la construction d'un immeuble connu et désigné comme **Urgences Sante** (le "Projet");
3. Que la Compagnie a obtenu de l'entrepreneur général **Altapex Construction Corporation** une commande d'achat ou un contrat relativement au Projet (le "Contrat") et qu'elle reconnaît avoir reçu la somme totale et finale, de **Altapex Construction Corporation** tel que paiement **831513416086-3f** de la cédule "A" depuis le début du Projet, incluant les taxes applicables pour les travaux effectués et/ou matériaux fournis jusqu'à ce jour;
4. Qu'en rapport avec le paiement décrit au paragraphe 3 des présentes, et depuis le début du Projet jusqu'à ce jour, la Compagnie a acquitté toutes les impositions et répartitions émises à son égard et qu'elle a de plus exécuté toutes les obligations fixées par les lois ou tout règlement s'y rapportant, émanant du Gouvernement du Canada et/ou de la Province du Québec et, ayant trait au Contrat et/ou aux travaux effectués relativement au Projet y compris, sans limiter la portée générale de ce qui précède, toutes les sommes dues en raison de la Loi sur les accidents du travail et les maladies professionnelles, LRQ c.A.-3.001, de la Loi sur les relations du travail, la formation professionnelle et gestion de la main-d'œuvre dans l'industrie de la construction, LRQ c. R-20, du Décrets de la construction ou de tout autre Décrets édicté en vertu de la Loi sur les Décrets de convention collective, LRQ c. D-2, et de la Loi sur les normes du travail, LRQ c.N-1.1, ou de toute législation similaire (ces lois étant ci-après collectivement appelées la "Législation sociale"). En outre, toutes les obligations découlant de la Législation sociale qui incombent à un quelconque des sous-traitants et/ou affiliés et/ou fournisseurs de matériaux qui ont exécutés des travaux ou fourni des services ou matériaux qui ont exécutés des travaux ou fourni des services ou matériaux relativement au Projet ont également été satisfaites jusqu'à ce jour.
5. De plus, je m'engage et m'oblige personnellement à garantir, solidairement avec la Compagnie l'accomplissement de toutes et chacune des devoirs, engagements, responsabilités et obligations de la Compagnie décrits au paragraphe 4 des présentes, et renonce aux bénéfices de division et discussion.

ET J'AI SIGNÉ, ce _____ jour de _____

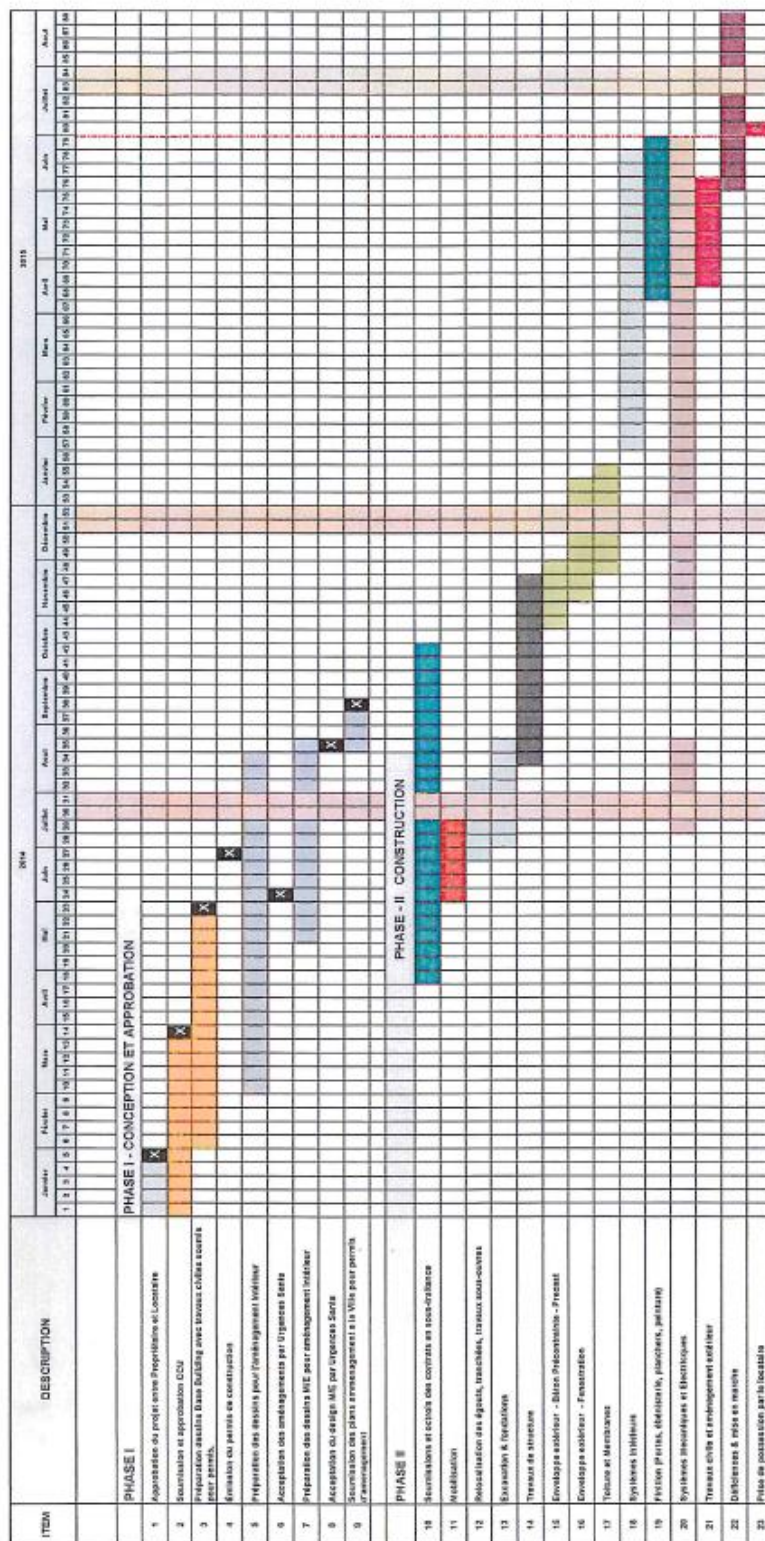
Construction Bao Inc.

Compagnie _____ Titre _____ Personne autorisée (signature et lettres carrées)

Affirmé solennellement devant moi à _____, province de Québec, ce _____ jour de _____.

Commissaire à l'assermentation

URGENCES SANTE- ECHEANCIER PRELIMINAIRE DE PROJET

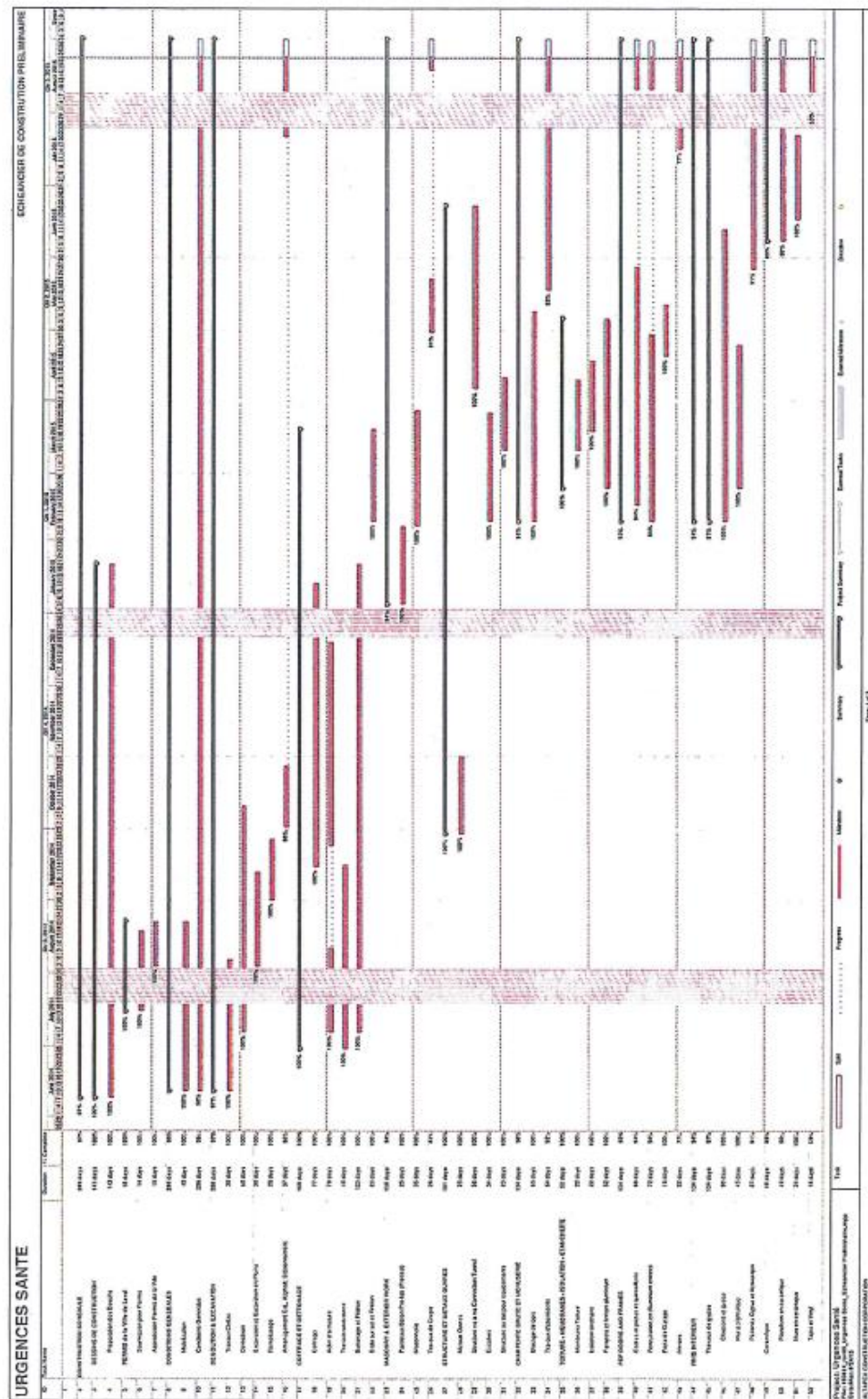


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Construction Management & General Contracting Services



Construction Management & General Contracting Services

ITEM	DESCRIPTION	ACTION PAR
2.3.1.5	Répété antérieurement: SQI demande à l'Architecte de montrer sur les plans, l'aménagement d'espace (moblier intègre et non intègre) puisque les employés de Urgences Santé mieux visualiser leur futur bureaux. Altapex demande CUS si leur mobilier est bien défini et si le mobilier existant va être déménagé, ou bien si il y aura des nouveaux pièces des mobilier à ajouter. CSU admet que l'ameublement est 90% défini; avise que certaines pièces doivent être achetées en ajout de celles existantes...Urgences Santé doit aller en appel d'offre pour ceci. (R1.3.1.5)	CUS/SQI Archillex
2.3.1.6	CUS/SQI mentionnent que sous peu, leurs commentaires seront transmis relativement aux plans d'architecture.	CUS/SQI
2.4.0.0	SYSTEMES EN MÉCANIQUE	
2.4.1.0	SYSTEMES EN MECANIQUE - PLOMBERIE	
2.4.2.0	SYSTEMES EN MECANIQUE - VENTILATION	
2.4.2.1	Kolostat explique que pour avancer et finaliser la conception des systèmes mécaniques et électriques, la salle des serveurs devait faire l'objet d'une attention particulière et que le concept de cette dernière devait être produit par CUS/SQI et transmis le plus tôt possible à Kolostat le tout, afin de déterminer les charges de mécaniques requises, permettant à Britton de déterminer les charges électriques, etc. Kolostat mentionne qu'à part de cet élément critique à la conception, tous les autres éléments ont été conçus et figurent sur les plans. Ce dernier mentionne également que la redondance peut être assurée, dans la mesure où les pièces assujetties à cette redondance soient contiguës. CUS/SQI mentionne qu'une coordination appropriée est à faire relativement aux systèmes de redondance, et que les éléments à clarifier quant aux salles 5 (4 ^e étage), 28 (salle de formation) et 48 (multifonctionnelle) doivent faire l'objet de questions par écrit et leur étant adressées. (R2.4.1.1)	Kolostat Britton CUS/SQI
2.4.1.2	Altapex mentionne que la relocalisation des salles mécaniques du CCS ne pourra être réalisée dans les coins de cette salle. La coordination est assurée par Kolostat et l'architecte.	Kolostat Archillex Altapex
2.4.3.0	SYSTÈMES DE GICLEURS	
2.4.3.1	Altapex demande qu'une réunion soit organisée relativement au concept proposé et élaboré par Giclocept. Que certains éléments du PFT sont touchés par ce concept et qu'ils devraient faire l'objet d'une réunion. CUS/SQI acceptent et Altapex proposera la date et l'heure de la réunion. (R1.4.3.1) Giclocept confirme que pour les systèmes de gicleurs, l'ensemble du bâtiment sera giclé en mode standard, sauf pour les salles où il y a de l'équipement informatique comme les salles de télécom, serveurs, UPS, CCS, etc. Pour ces salles spécifiques, un système de pré-action standard sera installé.	Notée
2.4.3.2	CUS/SQI demandent que les gicleurs soient encastrés dans les plafonds. Altapex verra à certifier ce qui a été prévues dans le budget et en avisera.	Altapex
2.4.3.3	Giclocept explique que l'entrée d'eau des gicleurs est combinée avec l'entrée d'eau principale du bâtiment et la division sera réalisée à l'intérieur, dans la salle des gicleurs. La localisation des siamois est à être déterminée avec l'architecte. Dans les escaliers, il y aura des raccords pour les boyaux aux paliers.	Archillex Giclocept
2.5.0.0	ÉLECTRICITÉ	
2.5.1.0	ENTRÉE ÉLECTRIQUE	
2.5.1.1	Après discussion avec Hydro-Québec; Britton confirme que: <ul style="list-style-type: none"> Hydro n'accepte pas aucun système en parallèle, dont il n'y aura pas une deuxième entrée électrique. Une entrée avec transformateur sur socle est prévue, il peut y a une possibilité d'en ajouter une seconde transformateur, à partir de la même ligne électrique, celle-ci serait aérienne. Cette possibilité nécessiterait une longue discussion et négociation (selon Britton environ 18 à 24 mois) avant de percevoir ceci CUS/SQI demande les coordonnées du contact chez Hydro-Québec afin de valider et de finaliser leur décision pour l'entrée électrique.	Britton CUS/SQI

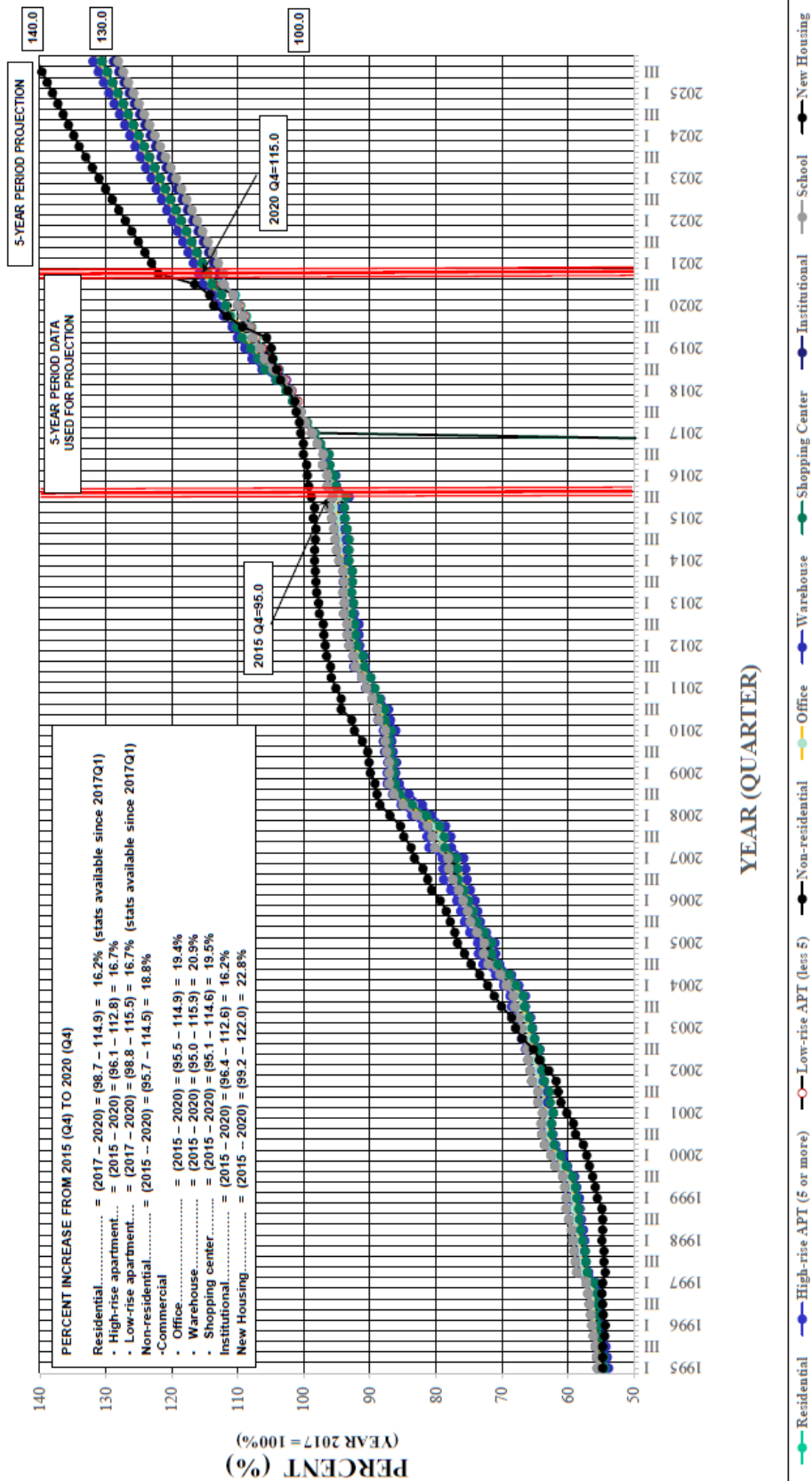
Construction Management & General Contracting Services



CONSTRUCTION PRICE INDEX Montreal-Quebec

STATISTICS CANADA PERIOD: JANUARY 1, 1995 TO DECEMBER 31, 2020

CUMULATIVE PERCENT INCREASE ON PROJECTIONS FROM 2020 Q4 TO 2025 Q4 FIVE YEAR PERIOD FOR ALL TYPES OF BUILDINGS						
Year	2020	2021	2022	2023	2024	2025
%	0.0	3.2	6.4	9.6	12.8	16.0



Construction Management & General Contracting Services

F9.0.0 LISTS OF PROJECTS

PROJECT LIST:

- Most projects started off with a Project Management Mandate,
- Then a Construction Management Mandate was added,
- And ultimately complemented and executed on a cost plus General Contract when Specialty Trade Prices were confirmed.

Altapex allows the Client to execute the construction of their project in a clear and transparent manner and are directly involved in the daily, weekly and monthly progress of the project.

Audits are verified and reported on a bi-monthly basis to assure Client that all “i’s” are properly dotted and all “t’s” properly crossed. Working closely as a part of the team, Altapex develops sensitivities towards what is best for the client and how to integrate same into the overall project at the least possible cost.

As a result of focussed involvement over the years, Altapex became well versed in all facets of design and construction; simplifying its’ complex nature.

Altapex encompasses the philosophy of Project Management into Construction Management into the General Contracting of Construction...

Construction Management & General Contracting Services

Institutional

Distribution Centers Livingston	80,000.00 \$
C.T.B.R. (Laboratories)	1,200,000.00 \$
Centre Urgences Sante – Centre D'appel	13,500,000.00 \$
Floralies St. Paul (Residence for Seniors (assisted care facility)	9,000,000.00 \$
Bhavan Senior's Residence	3,000,000.00 \$
CLSC Parc Extension - Rosdev	8,000,000.00 \$
Mariam Guimond Laval – JGH - Consulting	150,000.00 \$
Henri Bradet – JGH - Consulting	35,000.00 \$
Clinique Médical Nord de L'Isle (CMNDI) – Private	1,500,000.00 \$

Schools

Concordia University (Garage Restoration)	120,000.00 \$
John Abbott College (Dental Department)	2,500,000.00 \$
Beth Rivkah Academy (New School)	1,550,000.00 \$
St. George's School of Montreal (Expansion)	1,150,000.00 \$
Rabbinical College	1,350,000.00 \$
Collège international Marie de France Expansion and Rénovation	5,250,000.00 \$
Shaar Hashomayim Congregation (Yeshiva & Gymnasium)	3,000,000.00 \$
McGill University-Frank Dawson Adams Pavilion	350,000.00 \$
Académie Yeshiva Toras Moshe	5,300,000.00 \$
McGill University- Renovation of 3471 Peel	700,000.00 \$
Congregation Toldos	500,000.00 \$
Solomon Schechter Academy	1,800,000.00 \$
Lower Canada College (Expansion of New School)	6,600,000.00 \$
Lower Canada College Ice Rink	7,000,000.00 \$
Lower Canada – Learning Commons – Performing Arts School	13,500,000.00 \$
Lower Canada – Learning Commons – Performing Arts School – Parking	350,000.00 \$
ECS – School for Girls – Westmount	360,000.00 \$

Restaurants

Restaurant Sherlock's	5,500,000.00 \$
Galleries (Kiosques) - Laval	160,000.00 \$
Tree House – Japanese Restaurants	350,000.00 \$
Benihana Restaurant – Sherbrooke	650,000.00 \$
Restaurant LeMarseille – Château Versailles	250,000.00 \$
Eggspectations – Pepsi Forum	1,000,000.00 \$
Eggspectations – Carrefour Laval	1,000,000.00 \$
IBM Tower - Tsirco (Restaurant)	2,800,000.00 \$
Pepsi Forum Montréal – Festination Restaurants	4,500,000.00 \$
Restaurant "Le Pois Penché	1,750,000.00 \$
Restaurant Trinity Estiatorio	2,150,000.00 \$
Restaurant Le Biftheque	1,350,000.00 \$
Smart Burger Restaurants (Carrefour Laval & Cure Labelle)	1,800,000.00 \$
Les Trois Brasseurs (Centropolis)	3,000,000.00 \$
Cafe Ramses (Brossard)	250,000.00 \$
Aldea Restaurant (Montreal)	400,000.00 \$
Beauty's Luncheonette (Montreal)	1,800,000.00 \$

Hotels

Grand Lodge Du Lac Ouimet (Mont Tremblant)	13,000,000.00 \$
Hilton Garden Inn - Côte de Liesse	12,000,000.00 \$
Hilton Garden Inn - Cote de Liesse- Présidentiel Suite (Upgrade)	250,000.00 \$
Tudor Hotel – City Center Montreal	2,300,000.00 \$
Far Hills Inn – Val Morin (Reconstruction & Renovation)	5,600,000.00 \$

Construction Management & General Contracting Services

Commercial / Retail

Holt Renfrew Canada / I.P.C.F. Properties	33,000,000.00 \$
Jaeger (Montreal Boutique @ Holt Renfrew)	275,000.00 \$
Jill Sanders (Montreal Boutique @ Holt Renfrew)	300,000.00 \$
Joan & David (Montréal Boutique @ Holt Renfrew)	175,000.00 \$
Max Mara (Montréal Boutique @ Holt Renfrew)	180,000.00 \$
Marché Orientale St. Denis (Store & Offices)	1,200,000.00 \$
Trizec-Hahn Properties (Place Ville Marie- RC Refurbish)	1,500,000.00 \$
Circle Development (VMR Shopping Centre)	1,500,000.00 \$
Centre Commercial St. Leonard	550,000.00 \$
Exo-Fruits Grocery Retailer	600,000.00 \$
Chocolate Factory (3187 St. Jacques) – Offices & Residential	1,200,000.00 \$
S.P. Diamant Jewels – Honey D. Realities	750,000.00 \$
Beni-Hana Center – Sherbrooke East	3,000,000.00 \$
Fillion Electronique - Sherbrooke East	605,000.00 \$
Marché du Village	1,200,000.00 \$
Miss Sixty – Nolita in New York	1,200,000.00 \$
Endo-Vision Clinic	1,000,000.00 \$
SAQ – Pepsi Forum	550,000.00 \$
SAQ – St. Denis	750,000.00 \$
SAQ – Masson	1,000,000.00 \$
20 Cremazie – Pava Corp	2,500,000.00 \$
1155 Wellington – Correct wall (Insurance Implication)	1,100,000.00 \$
2150 Ward Ave. (Retail and Warehouse)	850,000.00 \$

Office Interiors & Tenant Layout

Combined Insurance	250,000.00 \$
Development Group Oxford 1997-1998	1,250,000.00 \$
Unum Canada Inc.	180,000.00 \$
Visual Systems Inc.	150,000.00 \$
Royal Bank – Place Ville Marie	225,000.00 \$
Valmet Inc.	1,120,000.00 \$
Samson Belair Deloitte & Touche	450,000.00 \$
Les Gestion Gale (S.I.Q.)	1,725,000.00 \$
Place Decarie – 5250 Ferrier – Offices	850,000.00 \$
Integrated Research	1,800,000.00 \$
La Pavoni-Carrefour Laval	180,000.00 \$
Groupe Pacific –Sales Office	1,000,000.00 \$
Altapex Construction Offices (Renovation)	350,000.00 \$
Urgences Sante – Centre Administrative – St. Leonard	15,000,000.00 \$
Benny Fung Offices – (Montreal, South Shore)	350,000.00 \$
LSL – Laboratoires (Boucherville)	1,000,000.00 \$

Industrial / Process

Sucre Lantic Ltée - Miscellaneous	250,000.00 \$
Midland Steel – New Facility – Process & Warehouse & Office	1,300,000.00 \$
Sager Food Products Inc (Owner's Representative – New Facility)	4,000,000.00 \$
Proceco – Agrandissement 20,000 pc sur bâtiment Industriel existant	2,250,000.00 \$
Sager Offices – Modification to Silos – Henri Bourrassa	75,000.00 \$

Construction Management & General Contracting Services

Residential / Condos / Apartments

5481 Queen Mary Road (Residence-Apartments)	650,000.00 \$
Paul Desmarais Senior (Power Corp.) Consulting	10,000,000.00 \$
Le Select Anjou (Residential Condos)	1,800,000.00 \$
Home Renovations (City Subsidized)	750,000.00 \$
El-Pine Development Condos & Townhouses	4,500,000.00 \$
3418 Drummond – Renovation	850,000.00 \$
Les Projets Europa - Condominiums	14,500,000.00 \$
4300 De Maisonneuve – Renovation/Conformity 300 units	10,000,000.00 \$
Le President Kennedy - Condominiums	3,000,000.00 \$
Lofts De Sève - Condominiums	2,500,000.00 \$
Summer Home in Lac Manitou - Private Residence	1,500,000.00 \$
Groupe Pacific - Ilot Southam - Condominiums	40,000,000.00 \$
Fairway Property (Westmount One) – Project start-up - Condominiums	14,000,000.00 \$
Les Condos Val des Brises (Laval) – Project start-up - Condominiums	55,000,000.00 \$
Residence Spina Desrosiers - Residential Apartments Renovation	130,000.00 \$
Château de la Montagne (Beloeil) - Condominiums	4,000,000.00 \$
Lakeshore / Dorval - Condominiums	15,000,000.00 \$
5740 Salaberry – Renovation City Housing	1,000,000.00 \$
Résidentiel Development – Condominiums – 24 units	6,000,000.00 \$
Lakeshore West Island – Private Residence	1,500,000.00 \$
Meland Residence - Private	1,500,000.00 \$
Renovation & Reconstruction of eight (8) Plex-Apartment	1,100,000.00 \$
Complex – Masson - Condominiums	3,500,000.00 \$
Les Condos Rosa Nova – Condominium Tower	27,000,000.00 \$
Vanounou Residence – Private	2,200,000.00 \$
Hôtel de Ville – Plateau Area – Condominium (3 units)	750,000.00 \$
Fata Residence – Kitchen Renovation	250,000.00 \$
Fort de la Montagne – 3 Condominiums (Retrofit and Renovate)	1,100,000.00 \$
Le Clos St. Andre – Condominiums (Inspection & Facade Rework)	4,500,000.00 \$
760 Graham, TMR – (Renovate Condo)	150,000.00 \$
5120 Earncliffe – Hampstead Towers (Renovate 2 apt's)	100,000.00 \$
Maison Franceschini-Tremblant (Renovation & Restauration 23,000 pc)	9,000,000.00 \$

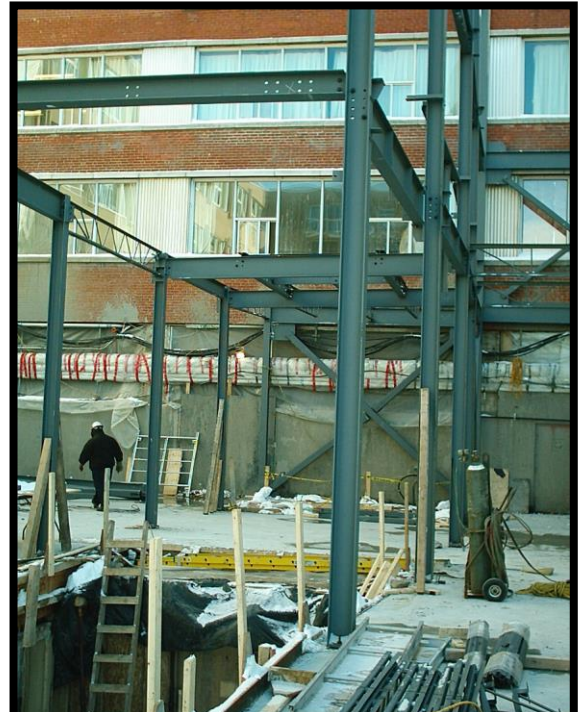
Specialties

1000 de la Gauchetiere (Sign Sculpture)	175,000.00 \$
CN - Escalator Renovations	250,000.00 \$
1155 Rêne Lévesque – Main Lobby Retro-fit	1,800,000.00 \$
1801 McGill College – Main Lobby Retro-fit	650,000.00 \$
Acadia Parking Garage	4,000,000.00 \$
Place Decarie – 5250 Ferrier – Garage on 2 nd Floor	850,000.00 \$
Segal Centre for the Performing Arts at the Sadie Bronfman Building	5,600,000.00 \$
Golden Mile Plaza Parking Facility	3,600,000.00 \$
EndoVision Clinic (Colonoscopy)	1,250,000.00 \$
Clinique de Néphrologie	1,250,000.00 \$
Gold Castle Inc. – Chambre de Sectionnement Hydro Québec	750,000.00 \$
Groupe Pacific – Patrimonial Restauration 1800 René Levesque	1,500,000.00 \$
Reconstructionist Synagogue	3,500,000.00 \$
Thirimurugan Temple Phase II –DDO	1,200,000.00 \$
Montreal Holocaust Memorial Center - Museum	5,500,000.00 \$
Centre Canadian d'Architecture – CCA – Museum	360,000.00 \$
Mikvah – St. Urbain Street	2,500,000.00 \$
Jesus Light of the World Church – Bell Tower	100,000.00 \$
MITC – Montreal Indoor Tennis Club	250,000.00 \$

Construction Management & General Contracting Services

Collège international Marie de France - (Montréal)

- Expansion, renovation and code conformity work of private school, providing education at the kindergarten, primary and secondary levels. This included overall interior renovations, new main entrance, three-story extension, renovation of auditorium and connecting underground tunnel.
- Work executed under a Construction Management Mandate and General Contracting



Construction Management & General Contracting Services

Lower Canada College - (Montreal)

- Major expansion of private elementary and secondary school, encompassing an entirely new building complex, featuring gymnasiums, fitness center, changing rooms, auditorium, library and classrooms.
- Work executed under a Project Management Mandate



John Abbott College - (Saint Anne de Bellevue)

- New expansion and renovation of McGill University's dentistry department, including educational classrooms and facility upgrades (FF&E).
- Work executed under a Fixed Price Contract



Construction Management & General Contracting Services

CLSC Park Avenue Extension - (Montreal)

- The project consisted of a new expansion, base building modification & interior tenant improvements for the CLSC (65,000 square feet)
- Work executed under a Project and Construction Management mandate

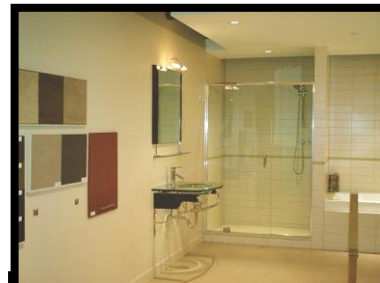


Construction Management & General Contracting Services

F9.0.2 RESIDENTIAL

Ilot Southam (Mosaïque) Condominiums - (Downtown Montreal)

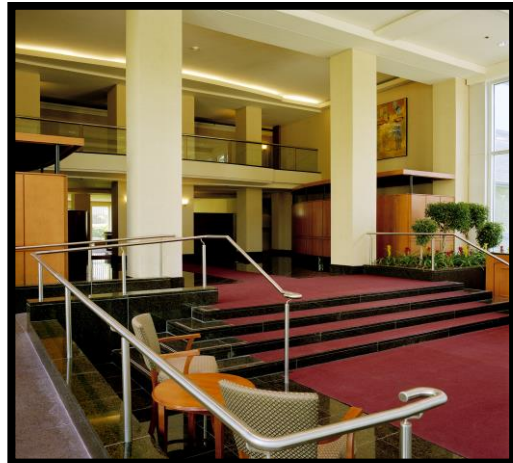
- Construction of a fourteen story building, comprising 152 high-end condominium units, ground level retail space and a three-level underground parking garage. This represents the first phase of a comprehensive re-development of the former site of the Southam Publishing Company.
- Work done under a Project Management and Construction Management Mandate



Construction Management & General Contracting Services

4300 de Maisonneuve - (Westmount)

- Major renovations to meet code conformity requirements, including the renovation of the common corridors of all 353 apartments on ten floors and construction of a new main lobby.
- Work executed on a Construction Management basis – Open Book with Client



El-Pine Development Condos & Townhouses - (Westmount)

- Construction of twelve (12) Grand Style townhouses
- Work done under Project and Construction Management



Construction Management & General Contracting Services

Le Président Kennedy - (Downtown Montreal)

- Construction of seven-story building, comprising 29 condominium units and ground floor retail space.
- Work executed under a Project Management Mandate



Les Projets Europa - (Vieux Montréal)

- Construction of nine-story building, comprising 56 high-end condominium units, ground level retail space and two levels of underground parking garage. The old train station building, “La Gare Union”, required underpinning works in order to permit excavation and build-out beneath the building.
- Work done under Construction Management and General Contracting



Construction Management & General Contracting Services

F9.0.3 HOTELS

Le Grand Lodge Du Lac Ouimet - (Mont-Tremblant)

- Four-star Hotel with 112-condo/hotel accommodations, unique entrance hall & restaurant areas built from log cabin construction.
- Work executed under a Project Management and Construction Management and General Contracting Mandate



Construction Management & General Contracting Services

Hilton Garden Inn – (Ville St- Laurent)

- Four-star Hotel with 157 guestrooms and suites, conference rooms, business center, and swimming pool facilities.
- Mandated under PM, CM and then GC



Construction Management & General Contracting Services

F9.0.4 RESTAURANTS

Tsirco - (IBM Tower - Montreal)

- Luxurious Pasta-Jazz restaurant on René-Levesque Blvd.
- Work executed under a Construction Management Mandate



Construction Management & General Contracting Services

Eggspectation (Pepsi Forum & Carrefour Laval locations)

- Brunch cuisine style restaurant.
- Work executed under a Construction Management Mandate



Benihana - (Sherbrooke East - Montreal)

- Japanese cuisine style restaurant.
- Work executed under a Construction Management & General Contracting Mandate



Construction Management & General Contracting Services

Restaurant Trinity Estiatorio (Drummond Street - Montreal)

- Construction of a beautiful Greek restaurant in a typical Santorini monastery setting.
- Work executed under a Construction Management Mandate



Construction Management & General Contracting Services

F9.0.5 COMMERCIAL

S.P. Diamant Jewels - (Westmount)

- Transformation of a dilapidated building into a luxurious jewelry boutique, involving elaborate interior finishing, with cut stone facade.
- Work executed under a Construction Management Mandate



Holt Renfrew (Downtown Montreal)

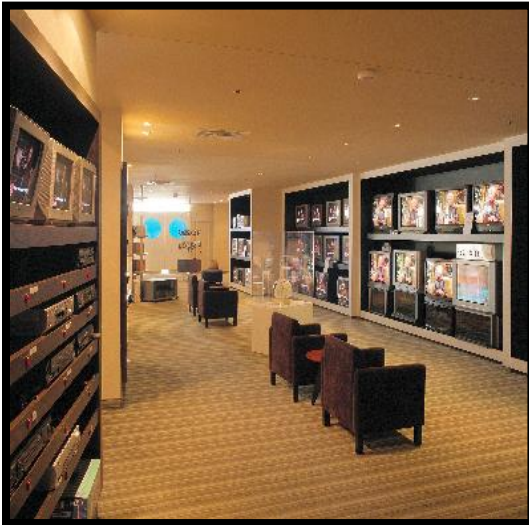
- New addition to existing building, complete with three (3) levels of underground parking and the modernization of existing and new luxury boutiques; ex: Gucci, Max Mara, Prada, Charnel, Armani.
- Work executed under a Construction Management and General Contracting Mandate



Construction Management & General Contracting Services

Fillion Électronique - (Sherbrooke East - Montreal)

- Specialized high-tech electronic equipment retail store.
- Work executed under a Construction Management and General Contracting Mandate



Construction Management & General Contracting Services

SAQ - (Pepsi Forum)

- Specialized liquor / alcoholic drink retailer.
- Work executed under a Fixed Price Contract



La Pavoni - (Carrefour Laval)

- Specialized coffee retail store.
- Work executed under a Construction Management Mandate

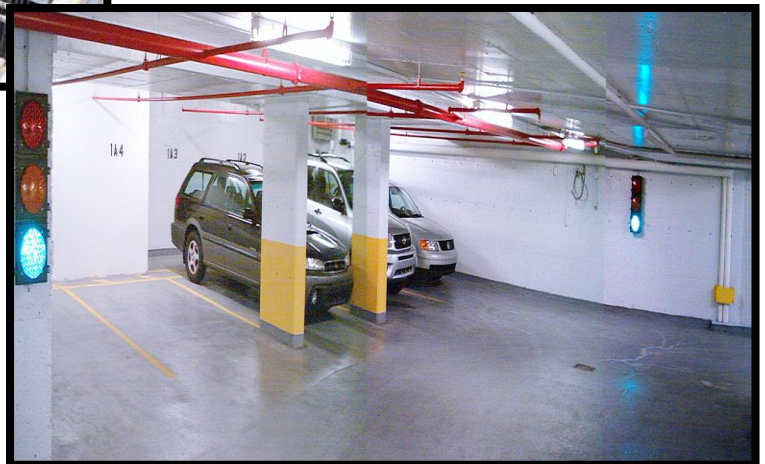


Construction Management & General Contracting Services

F9.0.6 SPECIALTIES

Acadia Underground Parking Garage (Downtown Montreal)

- Three levels of underground parking garage involving elaborate underpinning work to an existing 100 year old building.
- Work executed under a Project Management , Construction Management and General Contracting Mandate



Construction Management & General Contracting Services

F10.0.0 STANDARD CCDC CONTRACTS

- **CCDC A-2010 Construction Management Contract Only**
- **CCDC 5B-2010 Construction Management Contract for Services & Construction**
- **Available and ready for review upon request**
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