

**WHY CHOOSE...?**

**PROJECT - CONSTRUCTION MANAGEMENT  
&  
GENERAL CONTRACTING  
SERVICES**

Signed & Sealed

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Leonardo Soares, eng.  
President, Altapex Construction Corporation

# Construction Management & General Contracting Services

## Why Choose a GC-PM?

Undertaking the services of GC-PM is an integrated approach, where the GC-PM provides all the necessary resources, skills and tools to execute projects which provide clients with the greatest value-added outcome. Characterized by a collaborative, team approach, it offers numerous advantages to the Owner.

GC-PM'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 GC-PM'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 execution of its projects. As such, budgets and schedules are always respected. Consultants and designs are coordinated by the GC-PM.

Regardless of the type of contractual structure, the guiding principles driving its execution are based on a management philosophy which includes but not limited to the following:

- Teamwork, 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.

GC-PM manages and executes projects in a lean, efficient, and family oriented manner. 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, GC-PM actively encourages all its collaborators 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.

GC-PM'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 project, but it also creates and encourages opportunities for full client input in the planning and execution of the project.

GC-PM provides value engineering expertise at the preliminary stages of the project. Choosing GC-PM 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.

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## Continuation of Introduction.../2

GC-PM'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 GC-PM. 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.

GC-PM, undertaking a mandate as a "Project Manager, Construction Manager or General Contractor", can assume the complete management and site coordination of the project according to the needs expressed by the Client. GC-PM 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.

GC-PM will do everything in its power to protect the interests of the Client during the project. It will collaborate 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.

GC-PM 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.

GC-PM 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 conducted 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,

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- 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) provide monthly reports on key project activities,
- n) ensure that quality parameters are met during all phases of the work, from design to completion,
- o) 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,
- p) manage all applications related to design or construction changes,
- q) 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,
- r) remain on the site throughout the project,
- s) Approve disbursements for the payment of invoices related to contracts under its responsibility such as architecture, engineering, construction contractors, etc.,
- t) ensure that the equipment is put into service in accordance with the plans and specifications, standards, and regulations in force,
- u) conduct the final verification of all contracts relating to the project with a view to closing them,
- v) complete and consolidate all required administrative documentation at the close of the project,
- w) Guide the process and ensure follow-up; if requested, LEED® level or higher. Provide the Customer with all documentation relating to LEED® certification.

GC-PM has the experience and expertise to execute any construction or renovation mandate.

A GC-PM is recognized in the industry for efficiency and quality in its projects.