

VANDYK COMMERCIAL

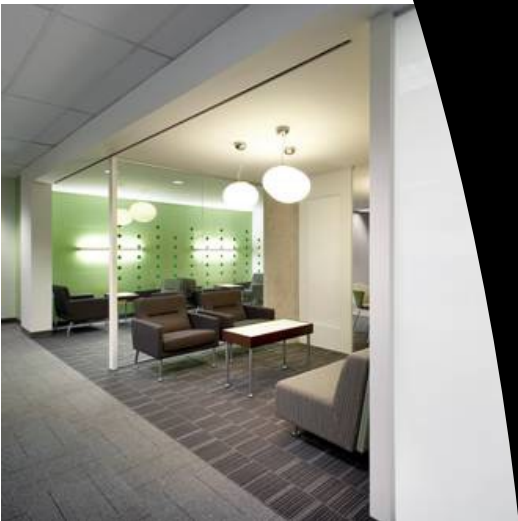
MANAGED SOLUTIONS

CORPORATE STYLE

As Construction specialists VANDYK offers the skill and experience for construction management and general contracting of all phases of a project whether it is new, or the renovation or expansion of an existing facility.

At VANDYK, we understand that the construction of your facility will have a major impact the consistent operation of your business. Since 1979, VANDYK has willingly accepted that responsibility of representing you in the construction of your space.

We believe every project is a partnership and not just a transaction. Partnerships are one of the company's principal strengths and part of our core values; to build long term relationships with client's, realtors, consultants, suppliers and employees alike. These partnerships are based upon trust, commitment, professionalism and integrity.



MANAGED SOLUTIONS

WHY CHOOSE VANDYK

Vandyk believes that service and quality of every project is a reflection of our hard earned reputation. Our philosophy of quality benefits you by providing:

QUALITY TRADES USING QUALITY MATERIALS

Our trades are a valued partner of our construction team, whose opinions and suggestions are always carefully considered. The result is quality craftsmanship.

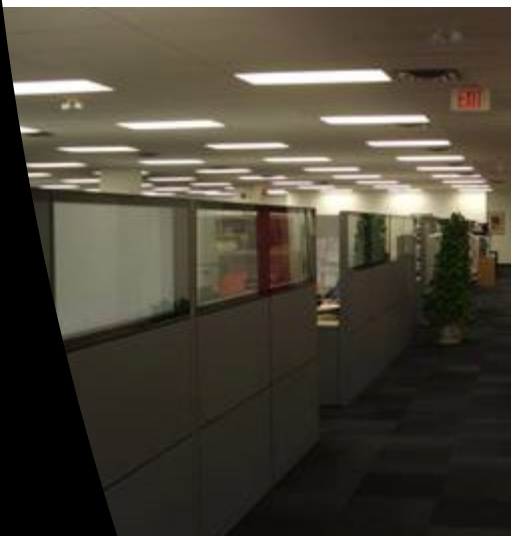
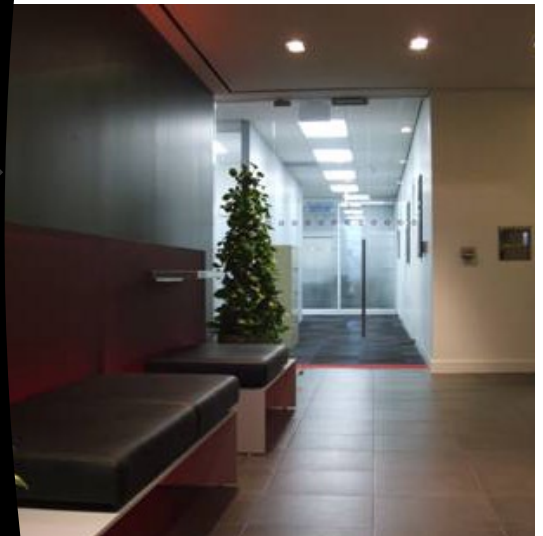
QUALITY EMPLOYEES

We strive to hire the best people who are professional, knowledgeable, detailed oriented and accountable. Their responsibilities are to ensure your project runs smoothly and is delivered accurately, with care, on time and on budget.

QUALITY CONSULTANTS

Vandyk's construction management team partners with the quality architectural and consulting firms, that work towards solutions when challenges arise, turning designs into reality.

VANDYK PROVIDES A CONSTRUCTION MANAGEMENT TEAM THAT DRIVES EXCEPTIONAL QUALITY OF WORK AT A COMPETITIVE PRICE.



CONSTRUCTION MANAGEMENT



Our Interior Construction group offers complete construction management services. Our construction management services are provided in 3 phases as follows with a brief outline of the phase:

PRE-CONSTRUCTION PHASE

- Pre-lease back up information and site review.
- Preliminary budgeting and costing
- Preliminary scheduling



CONSTRUCTION PHASE

- Tendering and sub-trade bidding
- Sub-trade package analysis for completion
- Municipal approval
- Site construction implementation/management
- Accurate scheduling and tracking
- Project reporting and financial management

POST-CONSTRUCTION PHASE

- Commissioning and training
- Project closeout documentation
- Municipal approval sign off
- Financial closeout



Our goal is to provide our client with a full and complete integration between design and construction costs at an early stage. VANDYK acts in the best interest of our clients by providing value engineering, accurate budgets and detailed scheduling and implementation – the 3 keys to a successful project.

GENERAL CONTRACTING

Our Interior Construction group offers full general contracting services, with competitive pricing based upon documents provided by the client and their consultants.

Project delivery methods based on the following contractual methods.

- Lump Sum Bid
- Guaranteed Maximum Price (GMP)
- Cost Plus Basis

BUILDING SECTORS

- Commercial
- Industrial
- Manufacturing
- Retail

INDUSTRY EXPERIENCE

- Bio-technical's
- Call Centers
- Car Dealerships
- Healthcare
- Office/Tenant Interiors
- Pharmaceuticals
- Technology Centers

LANDLORD SERVICES

- Demolition Back to Base Building
- Lobby Renovations
- Corridor Renovations
- Washroom Upgrades and Repair
- Conversion of unused area's into leasable space



TURN KEY SOLUTIONS



Our Design / Build group offers our clients innovated and cost effective solutions with a focus on value engineering. Our goal is to save our clients money without compromising the integrity of the design and quality of the project.

Our Design / Build group offers the following full services:

PROJECT DELIVERY SERVICES AND METHODS

- Project Management
- Construction Management
- Design/Build

FINANCING

- Project financing
- Project and facility leasing assistance

SITE/LAND ACQUISITION

- Site determination and selection
- Comparative market analysis
- Site due diligence

PRE-CONSTRUCTION PHASE SERVICES

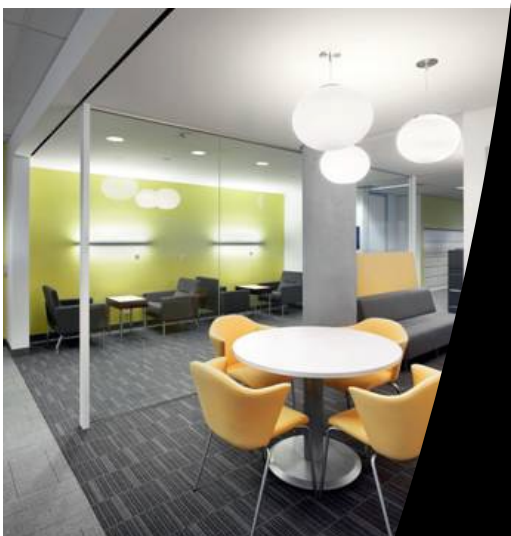
- Preliminary conceptual design and planning
- Master planning
- Project delivery and completion options
- Architectural & Engineering construction documentation
- Value engineering
- Capital Budget estimating
- Equipment review, planning and procurement
- Review and approval by Municipal and Provincial governing bodies
- Comparative market analysis
- Site due diligence

DESIGN/CONSTRUCTION PHASE SERVICES

- Site construction and implementation
- Interior construction
- Client specific fixturing / equipment installation

POST CONSTRUCTION PHASE SERVICES

- Relocation and move management
- Commissioning and training
- Project close out documentation & warranties



CLIENT LIST PARTIAL

(Projects and clients indicated with a * are new building and/or expansion projects)

Agra/ Amec Earth & Environmentals
Algonquin Power Systems
Alders International
Astro Services Inc.
Aramark Canada Inc.
A&P Canada Inc.
Accenta Displays Inc.*

BDP Responsive Business Solutions*
Baskin Robins
Bank Of Nova Scotia
Blue Circle Aggregates
Baystreet Direct.com Inc.
BIG Image Consulting
Boston Scientific

CAAT Pension Plan
Campbell Valuation Inc.
Cousins Currie Limited *
Colliers International Realty Advisors Inc.
Canadian Gift & Tableware Association
Core Digital Pictures*
CB Powell Inc.
CAW – Legal Services
Catholic Children's Aid Society
Canadian Education Services
CB Richard Ellis
Canadian Tire Corporation
Canlyte / Lightolier Inc.
Colt Engineering
CIBC Development Corporation
CGI
Charter Financial Group *
Canadian Urban Transit Authority
Clublink Corporation *
Compaq / Hewlett Packer Canada

DSC Digital Security Controls*
Dynamix Systems

Eli Lilly Pharmaceuticals *
Eye Weekly Magazine – Toronto Star
Engage Energy Canada Inc.
Ethan Allan
Ecklar Partners Limited
Edleman Canada Inc.

Factory Mutual Insurance
Ferring Inc. *

Giffels Consultants Inc.
GWL Realty Advisors Inc.
GTA Today – Toronto Star
Glen Abbey Golf Club *

Hasbro Toys Canada
Hydro Mississauga

IBM

Inscape Ltd.
Interspan Canada Inc.*
Indal Technologies

Kelly Services
Korn / Ferry International

Lindt & Sprungli Limited
Lava Systems Inc.

Mercury Interactive
Mississauga Golf & Country Club *
Microsys Technologies
MTB Canada Limited
McPhee + Partners
Ministry of Correctional Services
Moore Business Forms

Novo Nordisk
Northwest Airlines Inc.

Otis-Sauter Advertising
Ontario Dental Association
Oakville Real Estate Board
Oral B Braun Canada

PACE Savings & Credit Union*
Perigee Investments

Rotherglen Montessori School*
Rogers RSL Canada Inc. *

Sigma Systems Inc.
Singapore Airlines
Sideffects Software
SAS Institute Canada Inc.
Silicon Graphics

Toronto Construction Association
Toron Capital Markets Inc.

Vitran

Yolles Partnership Inc.





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