

February 17, 2016

REQUEST FOR QUALIFICATIONS ("RFQ") No.PSVAHA2016-01
SELECTING PARTNERS FOR A PRE-QUALIFICATION SHORTLIST TO SUPPLY
PREFABRICATED MODULAR HOUSING

AMENDMENT No. 1

RE: CLOSING DATE CHANGED TO FEBRUARY 26, 2016

Currently Reads:

COVER PAGE

Responses are to be addressed and delivered to the Vancouver Affordable Housing Agency (the "Housing Agency"), C/O: City of Vancouver, 453 West 12th Avenue, Vancouver, British Columbia, Canada, V5Y 1V4, (Courier Delivery and Drop Off is at the Information Desk, Main Floor Rotunda of the same address) and should be received prior to 3:00 p.m., February 19, 2016 Vancouver Time (as defined in Note 3 below), on (the "Closing Time").

Please Change to:

COVER PAGE

Responses are to be addressed and delivered to the Vancouver Affordable Housing Agency (the "Housing Agency"), C/O: City of Vancouver, 453 West 12th Avenue, Vancouver, British Columbia, Canada, V5Y 1V4, (Courier Delivery and Drop Off is at the Information Desk, Main Floor Rotunda of the same address) and should be received prior to 1:00 p.m., February 26, 2016 Vancouver Time (as defined in Note 3 below), on (the "Closing Time").

All other conditions and specifications remain unchanged.

This amendment is to be completed, and attached to your Proposal form.

Cormode & Dickson Construction (Okanagan) Ltd

#201 – 692 Adams Court

Kelowna, B.C. V1X 7S2

Lower Main Land Operations,

Box 83062, Kingsway PO

Burnaby, BC V5H 0A4

NAME OF VENDOR



SIGNATURE OF AUTHORIZED SIGNATORY

February 24, 2016

DATE

PROPOSAL

PREFABRICATED MODULAR HOUSING

RFQ No.PSVAHA2016-01

VANCOUVER

**VANCOUVER AFFORDABLE HOUSING
AGENCY**

February 24, 2016

**Vancouver Affordable Housing Agency
C/O City of Vancouver,
453 West 12th Avenue,
Vancouver, BC
V5Y 1V4**

Attention; Jim Lowood, SCMP

"Our organization has just recently finished two significant commercial construction projects utilizing the services of Cormode & Dickson Construction...in both cases the final product is a building we are very proud to occupy."

Wayne Prins - CLAC Alberta Provincial Director



February 24, 2016

Vancouver Affordable Housing Agency
C/O City of Vancouver,
453 West 12th Avenue,
Vancouver, BC
V5Y 1V4

Attention; Jim Lowood, SCMP

Dear Sir:

**RE: New Modular Housing Initiative, Integrated Project Delivery,
Design Build**

The team from Cormode & Dickson are pleased to provide the following proposal for the proposed construction of your project. We have supplied a proposal based on a Design Build Contract using an Integrated Project Delivery process. We are proposing to use an Offsite Manufactured building Supplier, the building will be designed in accordance to the NBC and be classified as a permanent modular offsite construction project.

We believe successful projects are a result of intimately understanding a client's needs and then executing based on the constraints of price, quality and schedule. As you will see from the references included and the projects highlighted, our approach to client intimacy has resulted in repeat clients who are advocates for Cormode. We believe that given the opportunity to develop a deep understanding of your business functions we will be able to deliver value-added solutions appropriate for your project. Every project has unique constraints and every client has unique needs.

Our unique team approach using Integrated Project Delivery is a lean solution for the delivery of construction services and has a high synergistic effect. It involves a collaborative alliance of people, systems, business structures and practices into a process that harnesses the talents and insights of all participants to optimize project results, increase value to the owner, reduce waste, and maximize efficiency through all phases of design, fabrication, and construction.

Simply stated, Cormode will assist you in maintaining control over cost, schedule and quality in a transparent environment of accountability.

We trust our submission will provide you the information outlined in your Request for Proposal. We believe we are uniquely positioned to serve CP and look forward to being part of your team and discussing this project further.

Sincerely,



Randy Ludwar A.Sc.T., GSC, PMP
Vice President Operations, Global
British Columbia Region Executive Director

www.cormode.com

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1

**COPY OF RFP
Requirments**

Request for Proposal (RFQ)

General Scope Documents Based on RFQ Document Dated 29 January 2016

2

FIRM OVERVIEW IPD Design Build w/ Letter of Intent

Cormode & Dickson Construction is a full service general contractor, originally incorporated in 1962, and then re-structured in 1983. Our expertise includes new commercial and industrial construction, extensive renovation projects, petroleum facilities, modular construction, pre-engineered building supply and erection, design build and construction management.

Cormode & Dickson has maintained a presence in Edmonton with seven regional operations in western Canada. We have assembled a dynamic team of industry professionals who understand the nuances of the design build process. Through a passionate adherence to our values of Integrity, Respect, Accountability, Teamwork and Excellence, we deliver all projects in a professional, timely and cost effective manner.

Cormode & Dickson has extensive experience with construction management along with negotiated design and build projects and are very familiar with what it takes to deliver a successful project through this process. We also feel we are in a unique position to drastically improve the success of this project given our history on similar projects and our unique approach to the process. We are very familiar with the local market, as well as availability of suppliers and sub-trades due to our teams' current and past experience carrying out construction in the Edmonton area.

The structure of Cormode & Dickson is such that all clients have direct access to our President, Ben Elzen. This project is of significant size and will warrant the attention that it deserves.

Our People

Our Values "Building Futures Together, Warrior Spirit, Servant Heart and Having Fun" - Our people are our most significant resource, we scrutinize and carefully hand pick the best and brightest in our industry, we are professionals with industry experience and trained to do what we do. Our core values speak to what we do, who we are and how we do it.

Design Build Partnering

Discover the “Design Build” Advantage

At Cormode & Dickson partnering with clients through the Design Build process is the heart of what we do. Our expert and innovative team works with clients to control the process. We work with you from initial concept and design to site development and completion to deliver the right building for the right price.

This differs from traditional construction, which involves the contractor only at the end of the design process. In a Design Build relationship, the owner partners with the contractor from the beginning or concept phase. This relationship continues throughout the design and construction, ensuring continuity and commitment to the entire project.

Integration of the design and construction facets of the project allows for a more efficient and cost-effective building process. Also driving the process are new innovations in construction which are integrated from the early stages of design.

From Concept to Reality

In the Design Build environment, we assemble a powerful and creative team to manage the project. Clients enjoy the convenience, continuity and efficiency of the “one-stop-shop” process.

Advantages to Design Build

- ⇒ The owner has confidence in the design schedule as the contractor assumes responsibility for both design and construction of the project
- ⇒ Construction costs are known earlier and are controlled throughout the process
- ⇒ The owner will be able to confidently predict the outcome of the construction process as the Design Build team takes responsibility for the administration of the contract
- ⇒ The overlapping of the design and construction phases allows for a quicker start to the construction phase, and shortens the process, resulting in significant cost savings to the owner
- ⇒ Innovative construction techniques are included right from the concept phase

February 24, 2016

Vancouver Affordable Housing Agency
C/O City of Vancouver,
453 West 12th Avenue,
Vancouver, BC
V5Y 1V4

Attention; Jim Lowood, SCMP

Dear Sir:

**RE: New Modular Housing Initiative, Integrated Project Delivery,
Design Build**

We take pleasure in submitting the attached Integrated Project Delivery (IPD), Enhanced Business Relationship (EBR) proposal.

Enclosed are the following:

- Preliminary Cost Analysis
- Timeline of Activities
- Proposed Scope of Work
- Letter of Intent signifying your willingness to work with us to develop the property

To initiate the design development process we ask that you sign the Letter of Intent and forward a nominal deposit of \$25,000.00.

We trust the above meets your expectations. If you have any questions, or if we can provide more detail, please do not hesitate to contact me. We look forward to the opportunity to work with you.

Yours truly,



Randy Ludwar, A.Sc.T. GSC, PMP
Vice President Operations
British Columbia Region Executive
Director
Cormode & Dickson Construction,
604.347.9880
randyl@cormode.com
www.cormode.com

Integrated Project Delivery Centered on an Enhanced Business Relationship

The establishment of a working relationship through commitment and communication, where trust and teamwork prevents disputes and facilitates the completion of successful projects.



This 22,665 square foot 3 storey supportive housing project consists of 30 units in total, and is funded by provincial and municipal governments, as well as a private charitable foundation.

As a complete design build process from conception, it allows us to integrate modular construction from a design perspective. Cormode will hire a tenant of a similar supportive housing program to work on site. There are amenity areas on every floor to encourage tenants to get together in an open safe environment.

Proposed Prefabricated Modular Housing for Vancouver

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Executive Summary

1.0

Core Business

Cormode & Dickson Construction is a full service general contractor, originally incorporated in 1962, and then re-structured in 1983. Our expertise includes new commercial and industrial construction, extensive renovation projects, petroleum facilities, modular construction, pre-engineered building supply and erection, design build and construction management. We provide construction services throughout Western Canada with regional offices in B.C., Alberta, and Saskatchewan.

Integrate Project Delivery as Construction Manager:

Cormode & Dickson will provide leadership, guidance and professional management services in the design, engineering, procurement, construction, commissioning and maintenance areas, and thereby deliver full service solutions. We will apply proven expertise in the guidance and direction of the various design disciplines to ensure a best value end product. Further, we will facilitate a disciplined accountability structure, leveraging our skill and ability in controlling the design process and potential scope creep, thus eliminating unnecessary costs and budget overruns.

Simply stated, Cormode & Dickson will assist the owner in maintaining control over cost, schedule and quality in a transparent environment of accountability. We believe this will result in a true 'Win/Win' framework for turnkey success. The evolution of a building project is a collaborative alliance of people, systems, business structures and practices into a process that harnesses the talents and insights of all participants to optimize project results, increase value to the owner, reduce waste, and maximize efficiency through all phases of design, fabrication, and construction.

Budget and Schedule:

Cormode & Dickson is a cost and schedule conscious supplier of Construction and Management services, I will guarantee that our team will at every turn and at every decision point take into consideration and review or speak openly to Value Added, Cost Impact and Schedule Effect. We will continuously look for innovations in product delivery or system approach and compare and contrast convention and non-conventional, "the outside the box mentality". We understand that time is money and we will look for all opportunities to influence a timely delivery of all project aspects and significant reduction to the overall schedule can be achieved through our fast track method of construction and this cannot be overstated.

Cormode & Dickson has extensive experience with construction management along with negotiated design and build projects and is very familiar with what it takes to deliver a successful project through this process. We also feel we are in a unique position to drastically improve the success of this project given our history on similar projects and our unique approach to the process. We are very familiar with the local market, as well as availability of suppliers and sub-trades due to our teams' current and past experience carrying out construction in the Greater Vancouver District.

The intent of the relationship is to bring a unique building offering to market that combines a variety of building products and materials in an innovative form. The construction solution will be based on delivering a construction project that has a small carbon footprint, a facility that is sustainable, with a construction schedule that will allow you to be complete and open sooner than a traditional construction project.

Concept Overview

2.0

Concept

The unique team approach using an Integrated Project Delivery (IPD) model is a lean solution for the delivery of construction services and has high synergistic effect. It involves a collaborative alliance of people, systems, business structures and practices into a process that harnesses the talents and insights of all participants to optimize project results, increase value to the owner, reduce waste, and maximize efficiency through all phases of design, fabrication and construction.

As your agent, we bring value added solutions that take into consideration owner occupant needs, consultant design requirements and an efficient constructible solution. By using the most Modern Methods of Construction (MMC) and offsite modular practices, along with up-to-date techniques and products, we will decrease construction time, giving an earlier and better Return on Investment (ROI) with improved life cycle costs and the added benefit of an overall lower carbon footprint.

Our Methodology:

- Vertical integration of design, engineering, procurement, construction and maintenance.
- Fostering a strong team to blend the elements of risk management, time management, cost management and quality control.
- Application of professional management skills and knowledge to a construction program from its inception through to project completion and owner occupancy.

Our primary purpose is to maximize control over the risks associated with schedule duration, project costs and quality control.

Timing

Experience has shown that an IPD method is most effective when the Construction Professional and the teams are appointed early in the development stage of the project.

Design Development Stage

3.0

Phase I Preliminary Concept Overview

Review and Establish a Building Program • Owner Statement of Requirements • Site Evaluation

In choosing Cormode & Dickson as your IPD Partner, we will lead you in establishing your building and owner requirements, assist with engineering for soil and foundation requirements and place the building appropriately on the site.

Phase II Concept Development, Pre-Construction and Implementation

Budget • Review Conceptual Design • Assist Design Team • Test Conceptual Design Budget

With the information the team has compiled, we will develop the preliminary budget. We will assist the design team and as a team we will provide a conceptual design and test that design against our original budget.

Phase III Detailed Budget moving to Working Drawings

Implement Working Drawings • Tender Process • Finalize Project Costs

Once the team is satisfied that the owner requirements are met and the budget is attainable, we proceed to working drawings. From these drawings, the tender process begins and Cormode & Dickson will finalize the project costs and commit to a Stipulated Lump Sum Contract Agreement.

Phase IV Fixed Price Budget with Contract, Schedule, Documents

Initiate an agreement, CCDC – Construction Management or Fixed Price Lump Sum,

Pre-Construction Fee

4.0

In order to implement this approach to development, we must exercise complete control over all deliverables, design, scope, selection, etc. (with your approval). If given the opportunity to lead, Cormode & Dickson will meet the overall metrics of this project.

Our fees to lead the Design Development stage, apply for permits and assist the Design Development is as follows:

Construction Professional Services

Phase I	Preliminary Concept Overview
Phase II	Pre Construction Implementation
Phase III	Final Budget to Final Design Drawings
Total Cost to Complete	Design Development Stage

s.21(1)

Architectural Professional Services

Schedule A	Conceptual Design Services Budget	\$ TBD.00
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The Schematic Design Phase or approximately 15% of the design should clearly indicate the improvements and construction anticipated for the project or provide sufficient information and alternatives so that a clear direction of subsequent phases can be determined. The budget and costing exercise will be an integral part of the schematic phase so that at the end, we will be in position to present a design along with a budget that will be within 3% to 6% of the final project costs.

Note: (For Phase I - III)

s.21(1)

s.21(1)

Fixed Price Contract

5.0

Construction Phase

After the construction agreement has been signed, Cormode & Dickson will supervise, schedule and administer construction to completion.

Project Close Out

Cormode & Dickson will provide occupancy permit, warranty administration, as-built drawings, operation and maintenance manuals, holdback administration and completion certificate.

Warranty Period

Depending on the form of contract and terms, Cormode & Dickson Construction Ltd. will be responsible to deliver a final project no deficiencies and would administer warranty obligations.

5.1 Prime Contract

The client will enter into an Integrated Project Delivery and Enhanced Business Relationship agreement with Cormode & Dickson Construction Ltd. This agreement will be replaced by a standard CCDC construction document; we will use a type of contract that will best fit the project delivery along with the client and team needs. The contract will be put in place once design is sufficiently complete to tender to sub-trades and suppliers and establish price certainty. The client will need only look to Cormode & Dickson for completion of the project.

5.2 Sub-Contract

Cormode & Dickson Construction may or could enter into contracts with sub-trades and suppliers to provide all services and materials necessary to complete the work if required depending on type of contract. Depending on the contract chosen, the client may have no direct obligation to sub-trades and suppliers.

5.3 Cost of the Work

The cost of the work includes all job related costs including:

- Sub-Contracts
- Direct Material Purchase
- Direct Labour
- Jobsite Superintendent
- Temporary Field Facilities

We refer to Article A-4 of CCDC3 Cost Plus contract document to define “Cost of the Work”. The total contract cost is the “Cost of the Work” plus the “Overhead and Fee” which is defined in the following section.

5.4. Overhead and Fee for profit as shown in A1

1) Overhead

s.21(1)



2) Fee for profit

s.21(1)




5.5 Payment

The client will receive one monthly invoice from Cormode & Dickson Construction Ltd. for work completed during that month. This invoice will be based on estimated percentage completion of each area of work identified in the breakdown of estimated costs. Payment will be due the 20th of the following month. Cormode & Dickson assistance will evaluate all sub-trade and supplier invoices and Cormode & Dickson will make payments directly.

5.6 Changes

All changes during the design phase up to and including tendering to sub-trades will be handled as part of the fee as stated above.

Any changes requested after awarding contracts to sub-trades and suppliers will be processed at s.21(1)  Changes can be kept to a minimum through the efforts of the client, contractor and design consultants during the design stage.

Timeline of Activities

6.0

Anticipated Durations

s.21(1)



Note: Project schedule to be confirmed following actual scope of work included in the contract.

Letter of Intent

7.0

We thank you for the opportunity to provide management services to date and we trust the enclosed proposal will assist you in taking the necessary steps to implement further action.

It is our intent to arrive at a firm cost to complete construction once the detailed design and drawings are completed.

It is further our intent to provide a construction agreement for this project, provided a mutually satisfactory price, completion schedule and contract can be determined within the parameters of this proposal.

Your acceptance of this proposal will signify your intent to enter into such an agreement and specifically authorize us to proceed further with management work as necessary. Upon receipt of your acceptance and receipt of an initial deposit fee of \$TBD.00 we will start immediately.

In the unlikely event a mutually acceptable price, schedule or contract cannot be determined, your obligation to us will be limited to our actual cost of work completed.

Yours truly,



Randy Ludwar, A.Sc.T. GSC, PMP
Vice President Operations
British Columbia Region Executive Director
Cormode & Dickson Construction Ltd.

ACCEPTED BY:	Company
Title:	_____
Date:	_____
 Title:	 _____
Date:	_____

Appendix

Appendix A – Proposed Scope of Work

Based on the information provided we would work to provide a building structure that meets the requirements of the design, is economical to build, efficient to operate and has a significant offsite modular component so that the construction can be completed in a timely fashion and the time to occupancy or to market is 30% sooner allowing the owner to capitalize on a better return on investment.

s.21(1)



Scope of work included in Budget: To Be Determined

3

**THE
TEAM**

3.0 Proposed Personnel

RESUMES OF PROPOSED PERSONNEL



Randy Ludwar, A.Sc.T, GSC, PMP

Vice President Operations
Executive Director British Columbia Operations

Randy Ludwar's experience spans three western provinces of Canada, with over 30 years in management and consulting related to the construction industry. He has also owned, operated, and partnered in three private enterprises that include service and retail ventures, and a Building Consulting and Management operation holding positions of CEO and President.

As a Senior Manager and Executive, Randy has had great success directing and managing various branch offices and divisional operations, managing multiple project teams, promoting client relationships and leading staff to reach and surpass goals. He successfully led a Swift Current Greenfield start-up with outstanding financial results, and structured an Edmonton office turnaround from stagnation to divisional growth and earnings leadership.

Randy has led teams from organizations such as the Modus Group of Companies, Dominion Construction, Prairie Pioneer Independent Housing, Domco Construction, and the Agricultural Credit Corporation of Saskatchewan. He was a leading factor on a multitude of projects including:

- \$59.2M Suncor Voyageur project in Fort McMurray, AB
- \$8.9M Library at Edmonds Town Center in Burnaby, BC
- \$2.3M Riverview Village Estates Seniors Housing Complex
- 2 wind tower energy farms
- 33 towers for SK Power (16 units) & Sunbridge (17 units) for a total cost \$3.2M

Displaying superior strategic aptitude and vision, Randy has a clear sense of purpose and urgency. A talent for making rapid assessments of diverse situational challenges and then developing and leading the resulting action plans demonstrates why Randy is the best leader to launch any project to future growth and success.

Specialties: Randy is an experienced Senior Executive Officer with an operations background and management experience that can deliver a strong domestic P&L. He can identify market gap to drive an increase in market share that will increase company revenues and profit growth. He is responsible and works closely with both staff and clients to ensure that all projects are managed and executed efficiently, and that strong working relationships are maintained.



RESUMES OF PROPOSED PERSONNEL



Marc Langlois **Project Manager**

Marc is a dynamic professional with integrity, commitment and an established track record in Project Management. With demonstrated organizational skills and leadership abilities, he recognizes the importance of contributing as a team player and still maintaining a strong focus on client relations and business development. Marc has more than proven himself as a valued member of the Cormode & Dickson Project Management team.

Education & Credentials

Gold Seal Certification	Project Planning & Cost Control
BCIT Construction Management Courses	Transformational Leadership
Management Skills and Applications	Foundations of Leadership
Construction Estimating 1 & 11	Primavera Suretrak – Project Manager
Construction Law and Ethics	Project Controls
Occupational First Aid Level 1	
Project Manager/Superintendent Safety Responsibilities	
University of Alberta – Bachelor of Education with Business Major	

Project Experience

Noralta Lodge Camp Expansion (Fort McMurray, AB)
McDonald's Yellowknife Renovation (Yellowknife, NWT)
Loblaw South Surrey Refuel Station (Surrey, BC)
Sauder School of Business UBC (Vancouver, BC)
West Vancouver Community Centre (West Vancouver, BC)
Home Depot (Squamish, BC)
Value Village & Petland (Vernon, BC)
Mark's Work Wearhouse (Edmonton, AB)
Mark's Work Wearhouse (St. Albert, AB)
Super Pet (Edmonton, AB)
Designer Depot (Calgary, AB)
Linens N Things (Lethbridge, AB)
Comox Centre Mall Re-Development (Comox, BC)
Extra Foods (Comox, BC)
Home Depot TRC (Surrey, BC)
Shoppers Drug Mart (Courtenay, BC)

RESUMES OF PROPOSED PERSONNEL



Spencer Royds, GSC

Sr. Construction Manager – Special Projects

Spencer's involvement as Project Manager Special Projects will span the entire duration of the project and he will ultimately be responsible for ensuring its successful completion. Spencer will lead the team in maximizing scheduling, methodology and constructability of the project. He will work in unison with all stakeholders, including the project team to ensure that the job stays on schedule and on budget.

His duties include, but are not limited to, defining building requirements, determining scheduling requirements, developing proposals and tenders and negotiating prime and subcontract agreements. Spencer has proven to be a valued addition to Cormode & Dickson.

Education & Credentials

- Gold Seal Certification, Project Manager, General Contracting (Canadian Construction Association)
- SAIT Business Administration

Project Experience

Shell Alliance Program Lead,
New C Store and Station, (West Vancouver, BC)
New C Store and Station, (Bolzac, Ab)
Ironwells Co-op (Lloydminster, SK)
Agro Co-op (Lloydminster, SK)
High Prairie Health Complex (High Prairie, AB)
TECK – Tadanac South Change Room (Trail, BC)
Translink – Smartcard & Faregate Upgrades (Vancouver, BC)
River Rock Casino Resort (Richmond, BC)
Northern Lights College (Dawson Creek, BC)
RCMP Facility (Prince George, BC)
540 Beatty St. Crane Building – historical mixed use mid-rise (Vancouver, BC)
531 Beatty St. Mixed Use (Vancouver, BC)
1180 Homer St. McMaster Building (Vancouver, BC)
5th & 5^h Office Tower Renovation (Calgary, AB)
Shaw Cable Barlow Facility (Calgary, AB)

RESUMES OF PROPOSED PERSONNEL



Denton Elliot, AScT

Senior Project Coordinator / Estimator

Denton is a registered Building Technologist (AScT) with over 17 years of progressive and hands on experience in the construction industry. Acting as a key member of an in-house design team for a consulting firm he understands the importance of coordination and communication between design team, construction team and vendors to create the highest achievable deliverable to the shareholders.

Denton's combination of Technical and Vocational training in Building Science and working as a Mechanical Designer in the Industrial sector has added depth to the Cormode & Dickson Construction Team.

Education & Credentials

BCIT – Sheet Metal Worker Red Seal
Thompson Rivers University – Architectural Engineering Diploma
Certified Building Technologist with ASTTBC

Project Experience

Ironwells Co-op Gas Bar (Lloydminster, SK)
Agro Co-op Cardlock (Lloydminster, SK)
Gibraltar Mine Truck Shop (McLeese Lake, BC)
Gibraltar Mine Pit Shop (McLeese Lake, BC)
GDP3 Project (McLeese Lake, BC)
Albian Sands Truck Wash (Fort McMurray, AB)
Kemano Tunnel Air Wash (Kitimat, BC)
Highland Valley Copper (Kamloops, BC)
Kelowna General Hospital (Kelowna, BC)
Vernon Jubilee Hospital (Vernon, BC)
Royal Inland Hospital (Kamloops, BC)
UBCO Engineering Building (Kelowna, BC)
UBCO Nursing Building (Kelowna, BC)
TRU Library (Kamloops, BC)



RESUMES OF PROPOSED PERSONNEL

Wally Parke

Senior Site Manager, GSC

Wally Parke has achieved over 40 years' experience in the construction industry and is knowledgeable in all facets of building projects in his position as Site Manager within the Cormode & Dickson team. He has taken a leadership role on a wide variety of projects, particularly in the areas of petroleum and commercial work.

Education & Credentials

BCIT – Construction Safety Officer Certification
Inter-Provincial Gold Seal Certificate
Level 1 First Aid Training
POST Certified
Work at Heights Certification
Skid Steer Certification
Aerial Platform

Project Experience

Noralta Lodge Camp Expansion (Fort McMurray, AB)
Quill Centre Boston Pizza Base Bldg (Humboldt, SK)
Quill Centre Sobeys, Vision Centre and T/I's (Humboldt, SK)
Shell Gas Bar, Convenience Store, Carwash (Okotoks, AB)
McDonalds (Yellowknife, NT)
MEG Energy Admin and Warehouse Buildings (Christina Lake, BC)
Esso (Calgary, AB)
Trades Building for College of the Rockies (Cranbrook, BC)
Imperial Oil – Esso (Surrey, BC)
Bear Creek Plaza (Surrey, BC)
Chevron Canada Chevron Brand Image Multiple Upgrades
FNESS – Tsawwassen Gas Bar (Tsawwassen, BC)
Mitsubishi Auto Dealership (North Vancouver, BC)
Husky Oil Corp (Whistler, BC)
Husky Oil Corp (Surrey, BC)
Industrial Processing Plant (Wynyard, SK)
McDonalds Restaurants of Canada – 4 restaurants (Thompson, MB)
Bank of Commerce (Thompson, MB)
Real Canadian Superstore, 120,000 sq.ft. tilt up (Brandon MB)
Real Canadian Superstore, 40,000 sq.ft. tilt Up (Thompson, MB)

4

EXPERIENCE

Cormode & Dickson are innovators; we take existing invention and work with the new technology to innovate new construction solutions. Our success in the implementation of offsite building techniques and introduction of modular construction along with the industrialization of construction site has given us an advantage where we can bring projects sooner to market with much more price certainty. Modular Offsite is not poor quality trailers, the new Modern Methods of Construction use this terminology to describe a new construction method of project delivery, for example, in your project I would suggest a Mass Timber Design this is a new modern method and would give you a project that is sooner to market and we can qualify the budget much sooner in the predesign phase. I have shown below a project that is presented on line and speaks to the advantages of Tall Wood or Mass Timber, the full article can be found on line; <http://structurecraft.com/blog/t3-minneapolis>.

T3 Minneapolis – 6 Storeys of Mass Timber; Tall Wood Technologies Mass timber construction is a new take on the traditional post-and-beam heavy timber structures built 100 years ago. Using timber in a panel format allows concrete or steel composite slabs to be replaced with prefabricated wood slabs (with concrete topping as applicable).

Why Wood? The question has been posed by many in North America over the last 30 years, and the necessary answers of economy, weight, speed of construction, aesthetics, and sustainability have now been proven on many different projects across the world.

Tall Wood Benefits

- *Speed of Construction – a 30,000sqft floor plate erected in as little as a week.*
- *Construction Cost – within a few percent of a steel structure, all factors considered (including no fire-proofing necessary for mass wood).*
- *Sustainability – 3200T of carbon sequestered in the timber frame of a building the size of T3.*
- *Aesthetics – the structure of the building can remain exposed, yielding an environment increasingly attractive to modern tenants.*
- *Weight – 30% lighter than an equivalent steel building and 60% lighter than an equivalent P/T concrete building. This reduces foundation size and in particular seismic loads.*
- *Fire – mass timber chars during a fire, forming a natural self-protection layer. Under the heavy timber designation, mass timber panels do not need fire proofing, removing the need for intumescent paint and often dropped ceilings.*



Pembina Lodge

This 73,000 square foot, 68-suite, 4 storey addition to an existing residence for seniors features a central atrium and includes a partial basement. The building was constructed using a combination of both conventional and modular construction. The exterior of the facility is finished with EFIS and hardie siding. The scope of the project also included a new asphalt parking lot, sidewalks, and landscaping.

Client: Westlock Foundation Contact Number: 780.349.4123

Construction Cost: \$11,000,000 Completion Date: June 2012

See attached project fact sheets

Kindersley Hotel

Pembina Lodge

North Ridge Place

Noralta Lodge

Stoney Mountain Plaza

Nilex Civil Environmental Group

Full site development complete with five bay loading dock and underground storm water management control. 23,000 square foot office development constructed of conventional steel with the latest in architectural design. 15,000 square foot pre-engineered shop with 7,500 square feet of mezzanine with conveyor system for manufacturing of geotextile products.

Client: Nilex Civil Environmental Group Contact Number: 780.463.9535 Construction Cost: \$11,000,000 Completion Date: June 2014



CLAC - Fort McMurray Office Building (Sept 2013 \$7,600,000) Client: CLAC (780.792.5292)

Construction of a 3 storey multi-tenant office building. 21,000 square foot steel frame, curtain wall features, insulated panel envelope, fully sprinklered with fit out of offices. Fully developed landscaped features and parking lot. Design build full turn-key project.

5

REFERENCES

Firm Name: Nilex Civil Environmental Group Contact Person: Hugh Watt,
Vice President Phone: 780.463.9535
Email: hwatt@nilex.com
Nature of Project: 2-storey office development with manufacturing facility

Firm Name: Pacific Western Group of Companies
Contact Person: Garry Clermont, Vice President, Motorcoach Group Phone:
403.248.4300
Email: garryc@corp.pwt.ca
Nature of Project: 3 storey office building and wash bay

Firm Name: CLAC
Contact Person: Wayne Prins, Alberta Provincial Director Phone:
780.799.0093
Email: wprins@clac.ca
Nature of Project: 3-storey multi tenant office building



P 403.248.4300 F 403.235.6360 A 1857 Centre Ave. SE, Calgary, AB, Canada T2E 6L3 PWT.CA

January 6th, 2015

To Whom It May Concern:

This is to advise you that Cormode Dickson has done two construction jobs for us in Fort McMurray in the past few years. They constructed a dual lane wash bay and the building it is housed in as well as a three story office building.

The office building was the most recent job and it came in on time and on budget. Not only was it on time and on budget, it was of very good quality work, and design. We were very satisfied with both construction jobs. We are also pleased with the follow up process they use to make sure all work was done to our satisfaction.

I would not hesitate to recommend them for your projects and we would most certainly call them again should the need arise for new space.

Feel free to contact me at the number above if you have any questions.

Best regards,



Garry Clermont
Vice President
Motorcoach Group

400 TaigaNova Cres., Unit 1 TELEPHONE: 780-792-5292
Fort McMurray, AB TOLL FREE: 877-792-5292 www.clac.ca
T9K 0T4 FACSIMILE: 780-791-9711 fortmcmurray@clac.ca



The Christian Labour Association of Canada (CLAC) is a member of the World Organization of Workers (WOW).

October 7, 2014

RE: Letter of Recommendation – Cormode & Dickson Construction

To Whom it May Concern;

I am very pleased to write a letter of recommendation for the services of Cormode & Dickson Construction. Our organization has just recently finished two significant commercial construction projects utilizing the services of Cormode & Dickson Construction. Throughout the construction process on each project the company's project management team was professional, knowledgeable and quick to respond to our concerns. Their craft workforce is skilled and shows genuine concern for and pride in the quality of their work. In both cases the final product is a building that we are very proud to occupy.

With Regards,



Wayne Prins
CLAC Alberta Provincial Director

A Union that Works

CARTER, LOCK & HARRIGAN

BARRISTERS SOLICITORS

200 Whitby House, 9803 - 101 Avenue
Grande Prairie, AB, T8V 0X6

M. Roy Carter Q.C.
Ronald J. Harrigan
Natasha Collins

rcarter@carloc.ab.ca
harrigan@carloc.ab.ca
natasha@carloc.ab.ca
T: 780.532.8350
F: 780.538.3853

Terry T. Lock Q.C., 1948-1993

Our File No.:
Your File No.:

August 13, 2014

To whom it may concern,

Dear Sir:

Re: Cormode & Dickson

I've had the pleasure of dealing with Ben Elzen and management at Cormode & Dickson ("CD") for the past ten years. In that time frame we have had CD build over 210,000 sq. ft. of buildings for us.

This year we are doing another project with CD. The job is not bid; quite simply CD is first class. In today's world where parties often revert to the fine print in contracts when issues arise, I can truly say Ben Elzen and his staff are quite the opposite. CD instead works with the client.

Issues are bound to arise and when they do CD works to solve them in conjunction with the client without finger pointing or taking a hard line. It is evident CD values long term relationships, something also not often seen nowadays.

CD takes an interest in the project. They are interested in the economics and want the project to be successful. You truly feel like they are your partner during and even after the construction phase. Projects to date have been done on time and some even ahead of time.

I have no issues at all recommending CD. Ben Elzen is a man of great integrity and that integrity runs deep in the entire company.

Best of luck in your construction,

Yours truly,

CARTER, LOCK & HARRIGAN

Per: 
M. ROY CARTER, Q.C.

:mrc

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GENERAL APPROACH AND METHODOLOGY

Integrated Project Delivery

Cormode & Dickson will provide leadership, guidance and professional management services in the design, engineering, procurement, construction and maintenance areas, and thereby deliver “turnkey solutions”. We will apply proven expertise in the guidance and direction of the various design disciplines to ensure a best value end product. Further, we will facilitate a disciplined accountability structure, leveraging our skill and ability in controlling the design process and potential scope creep, thus eliminating unnecessary costs and budget overruns.

Simply stated, Cormode & Dickson will assist CP in maintaining control over cost, schedule and quality in a transparent environment of accountability. We believe this will result in a true ‘win/win’ framework for turnkey success. The evolution of a building project is a collaborative alliance of people, systems, business structures and practices into a process that harnesses the talents and insights of all participants to optimize project results, increase value to the owner, reduce waste, and maximize efficiency through all phases of design, fabrication, and construction.

Budget and Schedule

We understand that time is money and we will look for all opportunities to influence a timely delivery of all project aspects. A significant reduction to the overall schedule can be achieved through our fast track method of construction and this cannot be overstated.

Construction Management at Risk Methodology and General Approach

Cormode & Dickson's philosophy is that the best projects result from the integration and teamwork between owner, designer, construction manager, trade contractors, and suppliers, all of whom become aligned with the key project objectives. Early input from trade contractors and suppliers combined with our own construction expertise enables optimization of the design, while achieving critical schedule, quality, cost, and functionality objectives.

Proactive construction team involvement and input assists designers and CP in making timely decisions that streamline project processes. We look to build long term relationships with the owner, designer, and trade contractor/supplier team members. Our team is experienced, creative, motivated and supported by industry leading systems and collaboration tools.

At the onset of the preconstruction phase, Cormode & Dickson would propose a partnering/ visioning session with CP to confirm the project objectives and establish working relationships and a team environment that enables them to be achieved. Throughout the project these objectives will become "touchstones" to facilitate good decision making by the team. We strongly believe that the more each stakeholder understands and appreciates what is important to CP and their fellow team members the better the team will perform. We will want to fully understand your goals, what is important to the design team, the risks the trade contractors will be trying to mitigate and in turn will be explaining the challenges that we face in achieving the project's objectives so that the designers, for example, understand the cost, schedule, or quality implications of their design and specifications.

Cormode & Dickson Construction has developed a strong working relationship with trades from past projects. This relationship, in combination with partnership sessions with the trades, will contribute to the overall goal of creating a team effort to deliver a successful project.

In addition to the above:

- Cormode & Dickson intends to keep trades involved through the pre-construction period to utilize their expertise to ensure that costs stay within budget and that all long delivery items are identified and ordered in time to prevent delays.
- Our recommendation is that the trades are pre-qualified to ensure that all eventual bidders have the capability and capacity to perform the work. Trade packages for the project will be set up to respond to the needs of the project schedule as well as to the available capacity of the trades.
- For some of the critical trades on the project where manpower or material availability could be a significant issue, or where there is a benefit to the client in terms of optimizing systems and achieving early certainty on costs, we would recommend consideration of negotiating early GMP trade contracts.
- Where appropriate, pre-purchase arrangements will be made for long delivery items.
- A thorough review for completeness of scope will be conducted for each trade package. The consultant team will be asked to produce a final draft of each package in advance of each trade tender call to achieve this objective.
- A pre-award meeting will be held with each trade contractor to ensure that there is no misunderstanding about scope, quantity, safety, quality control, site policies, or schedule requirements.
- Cormode & Dickson will provide coordination and supervision as the work is performed, with specific attention to quality, safety, and schedule.
- Cormode & Dickson will perform thorough reviews of monthly progress draws.
- Cormode & Dickson will perform pre-inspections of completed installations to identify and initiate any required remedial work prior to inspections by consultants.
- Close supervision will be provided to ensure that close out requirements are satisfied in a timely manner (i.e. Operation and Maintenance Manuals, As-Built Drawings, Maintenance Materials, Client Training, and Warranties/Guaranties).
- Cormode & Dickson will provide final accounting to close out of each trade contract.
- Cormode & Dickson will provide coordination and supervision as required to respond to any warranty issues that arise during the warranty period.

Project Management and Value Management

Cormode & Dickson is a cost and schedule conscious supplier of Construction and Management services, we guarantee that our team will at every turn and at every decision point take into consideration and review or speak openly to ***Value Added, Cost Impact and Schedule Effect***. We will continuously look for innovations in product delivery or system approach and compare and contrast convention and non-conventional, “the outside the box mentality”. Specifically we will work with all stake holds to:

- Collaborate with design consultants, sub-trade’s, suppliers to identify key components of the project where value to CP can be added
- Leverage Cormode & Dickson’s knowledge and experience in the construction market to bring the best possible pricing
- Identify opportunities with sub-trades and suppliers for savings in the material supply chain
- Review project construction methodology and schedule and revise or make recommendations where savings can be attained

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**SAFETY PROGRAM
AND
QUALITY CONTROL PROGRAM**

HEALTH AND SAFETY POLICY

<i>HEALTH & SAFETY POLICY</i>		 CORMODE & DICKSON <i>Health & Safety Management System</i>	
<i>SECTION:</i>	<i>Company Policy</i>		
<i>Version: 2.0</i>	<i>Revision Date: 06/12/2013</i>		

Cormode & Dickson is committed to the protection from accidental loss of all its resources, including employees and physical assets. The company recognizes the right of workers to work in a safe and healthy work environment.

In fulfilling this commitment to protect both people and property, management will provide and maintain a safe and healthy work environment in accordance with industry standards and in compliance with legislative requirements, and will strive to eliminate any foreseeable hazards which may result in property damage, accidents or personal injury/illness.

All employees will be equally responsible for minimizing accidents within our facilities. Safe work practices and procedures will be clearly defined in the Health & Safety Manual for all employees to follow.

Accidental loss can be controlled through good management in combination with active employee involvement. Safety is the direct responsibility of all managers, supervisors and employees.

All management functions will comply with company health and safety requirements as they relate to planning, operation and maintenance of facilities and equipment. All employees will perform their jobs properly in accordance with established procedures and safe work practices.

I trust that all of you will join me in a personal commitment to make health and safety a way of life as part of our vision and commitment. Management will review this policy on an annual basis to ensure it meets current company operations and legislative requirements.

Important Note:

The safety information in this policy does not take precedence over Occupational Health and Safety Legislation. Furthermore, all employees should be familiar with the Provincial or Territorial OH&S Legislation.



Signed: _____
Ben Elzen, President

Date: January 2014

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HEALTH AND SAFETY MANAGEMENT SYSTEM

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INTRODUCTION

Cormode & Dickson Construction endorses and supports the establishment and effective implementation of a Quality Assurance and Control Program which will result in the completed work being in full compliance with the project requirements as defined by the terms and conditions of the contract and adheres to corporate quality objectives. Our principal quality objectives are to meet or exceed owner's expectations and to eliminate rework by performing our work "right the first time".

The company has developed a Quality Control Program which includes a Project Quality Control Package which is referenced herein.

It shall be the responsibility of the Project Manager to ensure that the work is performed in accordance with the contract, codes and the quality program. We monitor our performance against our objectives and require continual improvement.

The Quality Assurance and Control personnel assigned to the project shall be responsible to administer the program and procedures, as well as develop additional procedures or work instructions as necessary to implement the program. They shall also perform surveillance and required examinations prior to and during the performance of the work in order to identify any condition, which may have a detrimental effect on its quality, and assist in the removal of that condition. Tests and examinations will be completed during and upon completion of the work. Records will be developed and maintained by Quality Assurance / Control which document that the work is performed as required by the contract and the program.

Decisions, interpretations and determinations made shall not be changed except with the specific agreement of the Project Manager.

This program shall strive to achieve quality performance on your project by focusing on the essentials of quality.

PROJECT QUALITY CONTROL PACKAGE

REVISED April 2014

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Canora Place Apartments

10141 – 153rd Street, Edmonton, AB



This 22,665 square foot 3 storey supportive housing project consists of 30 units in total, and is funded by provincial and municipal governments, as well as a private charitable foundation.

As a complete design build process from conception, it allows us to integrate modular construction from a design perspective. Cormode will hire a tenant of a similar supportive housing program to work on site. There are amenity areas on every floor to encourage tenants to get together in an open safe environment.

Further information can be made available upon request.



Kindersley Hotel

700 – 12th Avenue East, Kindersley, SK ■

A Modular 4-Storey Hotel

This 43,000 square foot “Suburban Extended Stay” hotel is a wood frame, 89 suite modular building finished to a brand level. Complete with an elevator, an exercise gym, a spacious meeting room, and a kitchenette in every suite, this box construction facility was built on 4 foot grade beams with sand slab on grade piles. The hotel was designed to accommodate a possible 47 suite addition.





NORALTA LODGE CAMP EXPANSION

Near Fort McMurray, AB ■

Offsite Modular Construction at its best!

Noralta camp is a design-build modular construction of two camps, Lynx and Wolverine, with over 1,700 suites. Each camp has five 3-storey buildings and one 2-storey building assigned for customers, one 2-storey building for laundry and recreational use with a fully equipped gym, pool tables, entertainment lounges, and a separate 3-storey building for staff accommodations. The 7 buildings are connected through an arctic corridor that links them to the kitchen/dining facility.

Each suite has a private bathroom, TV/cable/phone, desk and chair, vanity, queen size bed, and a PTAC unit. Noralta Lodge is located in a remote area about 25 km north of Fort McMurray. The decision was to pursue a modular construction concept with a total building area of 451,008 SF, a 6-month strict timeline, and a budget of over \$100M.

Timeline and budget were met, thanks to the exceptional Cormode delivery team and their undeniable commitment to excellence.





PEMBINA LODGE WESTLOCK

10247 – 104 Street, Westlock, AB ■

A “Modular” Building Project



This 73,000 square foot, 68-suite, 4 story addition to an existing seniors' residence features a central atrium and includes a partial basement. The building was constructed using a combination of both conventional and modular construction.

The exterior of the facility is finished with EFIS and Hardie siding. The scope of the project also included a new asphalt parking lot, sidewalks, and landscaping.



NORTH RIDGE PLACE

21 MONT CLARE PLACE, ST. ALBERT, AB ■

A Creative “Modular” Solution

North Ridge Place in St. Albert is a 47,520 square foot 48-suite addition to the existing North Ridge Lodge, a seniors’ [assisted living](#) housing development managed by the Sturgeon Foundation. The addition was built using offsite modular construction which dramatically expedited the schedule and allowed for completion of the facility within a much shorter time frame than conventional methods.

The upgraded lower level includes a hair salon, common activity area, offices, boardroom, tenant storage units, and two large open spaces for future considerations. The exterior siding is a maintenance free product that was designed to ‘mask’ the modular construction.



CTHS Buildings Inc.

**The Evolution in Modular Workforce Housing and
Residential Housing**

CSA, CWB and Alberta Part 10 certified



The first CSA certified container conversion camp in Canada and second largest container housing solution in the world, we are aiming to build the largest.

Response to; REQUEST FOR QUALIFICATIONS NO. PSVAHA2016-01 (the "RFQ")

Vancouver Affordable Housing Agency (the "Housing Agency"), C/O: City of Vancouver, 453 West 12th Avenue, Vancouver, British Columbia, Canada, V5Y 1V4, (Courier Delivery and Drop Off is at the Information Desk, Main Floor Rotunda of the same address) and should be received prior to 1:00 p.m., February 26, 2016 Vancouver Time (as defined in Note 3 below), on the "Closing Time").

Jim Lowood, SCMP (Contact Person)

Fax: 604-873-7057

Email: jim.lowood@vancouver.ca

Type 1 and Type 2 proposals

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Cover letter

Friday, February 26, 2016

Vancouver Affordable Housing Agency (the "Housing Agency"),
C/O: City of Vancouver, 453 West 12th Avenue,
Vancouver, British Columbia, Canada, V5Y 1V4,

Attn: Jim Lowood SCMP
Reference: Prefabricated Modular Housing
Subject: REQUEST FOR QUALIFICATIONS NO. PSVAHA2016-01 (the "RFQ")
CTHS Ref No: VAN-2016-W-001 Rev 1

Dear Jim Lowood SCMP

Please find attached our submission for your REQUEST FOR QUALIFICATIONS NO. PSVAHA2016-01 (the "RFQ"); the **design, manufacture, delivery and installation of Prefabricated Modular Housing solutions for Vancouver.**

I trust that the information provided is satisfactory and as requested. CTHS is confident in our ability to design, manufacture, deliver and install our "Evolution of Workforce Housing and Residential" modules that will exceed Vancouver expectations.

Thank you for the opportunity to provide this proposal; it is our sincere wish to be the supplier of these Superior Prefabricated Housing Modules and to work with you and Vancouver on this project. We look forward to building a long term relationship.

I encourage you to call if any questions or concerns arise after review of our proposal. I can be reached anytime via email or via telephone, in the first instance, at the numbers provided below.

Best Regards

Rodney AP Dyck PMP
President/CEO

Phone: +1-604-798-6908

Email: Containerizedhomes@outlook.com

Web www.containerizedhomes.com

Executive Summary

CTHS Buildings Inc. welcomes the opportunity to be the chosen provider of the design, manufacture, delivery and installation of our “Evolution of Workforce Housing and Residential Housing” solutions for the city of Vancouver. We understand the deliverables associated with this project and are willing to commit our full resources and not undertake any new manufacturing from other clients until 100% of Vancouver’s products are offline in our facility. We look forward to working with Vancouver to tailor solutions to meet the specific goals of the targeted schedule as efficiently as possible. Our international team has the capacity, capabilities and experience to successfully execute these projects.

Our lean integrated approach with our internal staff and our extended team allow for high level of transparency and due diligence to ensure our products and our company operates to the highest degree of integrity. Our Canadian background coupled with our international team and experience allow us to keep pushing the envelope incorporating new technologies that are successful around the world keeping Canada at the forefront of evolution. We pride ourselves on our ability to manage every aspect of our projects.

CTHS Buildings Inc. is committed to working with Vancouver to meet project objectives by specifically highlighting innovation, quality and transparency. Our focus will be on delivering our “Evolution of Workforce Housing and Residential Housing” solutions on time and on budget. From the executive level through to the execution team, CTHS is committed to enhancing our relationship with Vancouver to realize future opportunities with one of the world’s greatest cities.

CTHS Buildings Inc. Introduction

CTHS Buildings Inc. is a 7 year old company and was founded by Rodney AP Dyck PMP due to years in modular building and manufacturing both internationally and locally. CTHS Buildings Inc. is a consulting, design, engineering, manufacturing, installation company focused on modular manufacturing for residential, commercial and specializing in workforce housing solutions globally.

Our goal was to create a superior and safer workforce and residential housing module whether it is a long time stationary dormitory or a highly mobile well site unit that encompasses updated building technologies at an economical cost, while reducing client operating cost, maintenance and increasing occupant comfort.

CTHS has developed:

1. The safest building module at an affordable price point
2. Integrated Natural disaster resistance(earthquake, flood etc) to reduce the First responder requirement to the buildings should an event happen
3. Non-combustible construction by reducing 80-90% of organic components
4. Multi stack capabilities built into our product 1 to 10 stories,
5. Mold-Rot resistance due to organic materials reduction
6. High energy efficiency due to using updated approved building materials by providing a sealed water resistant and air leakage building envelope
7. “Permanently Mobile” the modules can stay a short time or a long time and can always be transported
8. 10-40+ years of use with proper care and maintenance, with multiple moves, no wood modular can do this.
9. Extremely durable interior and exterior attributes along with enhanced structural integration.
10. Flexible Façade exterior to fit into any neighbor hood
11. Our Modules are brand new off the production line and have never been used for shipping goods, custom built for our clients.

During CTHS CEO Rodney AP Dyck’s time overseas and in Canada working with numerous clients from the resource sector, military applications and developers our R&D has developed a CSA-CWB-Alberta Part 10 product for the entire Canadian market.

Welcome to the Evolution of Workforce Housing and Residential Housing in Canada.

Schedule 2-Letter of Qualification

Proponent's Organization

CTHS Address

CTHS Buildings Inc.
PO BOX 2225 Sardis Station Main
Chilliwack, British Columbia,
V2R-1A6

Date: Friday, February 26, 2016

TO: The Vancouver Affordable Housing Agency (the "Housing Agency")

RE: REQUEST FOR QUALIFICATIONS - NO. PSVAHA2016-01 (the "RFQ") IN RESPECT OF SELECTING PARTNERS TO SUPPLY PREFABRICATED MODULAR HOUSING

1. Being duly authorized to represent and act on behalf of [Insert full corporate name and if a joint venture, then state "on behalf of..." and list the full corporate names of the companies forming the joint venture], the undersigned hereby submits the attached Response and supporting materials on behalf thereof.
2. Herein, the term "Respondent" refers to *CTHS Buildings Inc.*
3. The Housing Agency and its representatives are hereby authorized to conduct any inquiries or investigations to verify the statements, documents, and information submitted in connection with this Response, and to seek clarification from the Respondent's bankers and clients regarding any financial and experience issues, and to do all other things stated in the RFQ.
4. Capitalized terms used herein have the definitions ascribed thereto in the RFQ.
5. The Housing Agency and its representatives may contact the following persons for further information:

[Rodney AP Dyck PMP.]
6. This Response is made with the full understanding and agreement that:
 - (a) any information submitted during qualification may be subject to verification by the Housing Agency, including during evaluation of any subsequent proposal or tender;
 - (b) the Respondent will (and does hereby undertake to) submit a bona fide proposal or tender in relation to the subject matter of the RFQ (and consistent with this Response) if the Housing Agency invites the Respondent to participate in a request for proposals or invitation to tender;
 - (c) the Housing Agency may:
 - (i) amend the scope and description of the goods and services to be procured under the RFQ or any subsequent request for proposals process, including the Site-Specific RFPs, varying them from those described herein, or amend the qualifications that may be required to meet those requirements;
 - (ii) open this process to potential proponents other than the grouping of Pre- Qualified Respondents contemplated by the RFQ;
 - (iii) determine which City-owned sites targeted for the installation of prefabricated modular housing will be subject to Site-Specific RFPs as contemplated by this RFQ and which may be subject to a separate procurement process;
 - (iv) reject or accept any or all Responses;

- (v) cancel the RFQ process and reject all Responses;
- (vi) cancel the RFQ process and commence a new process in respect of the same request for proposals with the same or an amended set of documents, information or requirements;
- (vii) request that any Respondent to provide additional information, clarifications or goods samples or demonstrations, without requesting the same from all Respondents;
- (viii) terminate the RFQ process and enter into direct negotiations with any party whether or not a Respondent; or
- (ix) at any time during the RFQ Term and for any reason whatsoever, including as a result of any review of the Housing Agency's Board, terminate the RFQ and cease restricting eligibility for Site-Specific RFPs to Pre-Qualified Respondents.

(d) neither the Housing Agency nor the City of Vancouver will not be liable in any way whatsoever for any actions described under 4(c) of this letter.

7. The Respondent confirms and warrants that the information disclosed in the section of its Response titled "Conflicts; Collusion; Lobbying" is a complete and accurate response to Section 7.0 of the RFQ.
8. The Respondent acknowledges and agrees that the RFQ Documents are, in no way whatsoever, an offer to enter into an agreement except on the limited terms and conditions expressly stated in this letter, and submission of this Response by the Respondent does not in any way whatsoever create any obligation on the part of the Housing Agency to treat the Respondent's or any other respondent's Response in any particular manner or undertake the Housing Agency's RFQ process in any particular manner (except as expressly stated below in this letter with respect to confidentiality).
9. The Respondent acknowledges and agrees to the information disclaimers and other terms and conditions set forth in the RFQ.
10. Except only and to the extent that the Housing Agency is in breach of Section 11 of this letter, the Respondent now releases the Housing Agency, the City of Vancouver and their respective directors, officials, agents and employees from all liability for any costs, damages or losses incurred in connection with the RFQ, including any cost, damages or losses in connection with:
 - (a) any alleged (or judicially determined) breach by the Housing Agency or its directors, officials, agents or employees of any obligation or duty under the RFQ;
 - (b) any unintentional tort of the Housing Agency or its directors, officials, agents or employees occurring in the course of conducting the RFQ; or
 - (c) the manner in which the Housing Agency: reviews, considers, evaluates or negotiates any Response; addresses or fails to address any Response; or resolves to enter into any contract or not enter into any contract.
11. Subject to the applicable provisions of the *Freedom of Information and Protection of Privacy Act* (British Columbia) and the Housing Agency's right to publicly disclose information about or from any Response, including without limitation names and prices, in the course of publicly reporting to the Vancouver City Council about the RFQ, the Housing Agency will treat the Response (and the Housing Agency's evaluation of it), in confidence in substantially the same manner as it treats its own confidential material and information.
12. The Respondent acknowledges receipt of the following amendments and addenda (if applicable);

Amendment/Addendum No. [1]	Date: [16-02-26]
Amendment/Addendum No. [Complete]	Date: [Complete]
Amendment/Addendum No. [Complete]	Date: [Complete]
13. Any dispute relating to the RFQ (except to the extent that the Housing Agency breaches Section 11 above) will be resolved by arbitration in accordance with the *Commercial Arbitration Act* (British Columbia), amended as follows:

- (a) The arbitrator will be selected by the Housing Agency;
 - (b) Section 10 of this letter, and the other provisions hereof, will apply; and
 - (c) The Respondent will bear all costs of the arbitration.
14. The Respondent (a) has read, understands and agrees to the terms and conditions in this letter, (b) has had an opportunity to seek legal counsel and (c) affirms that the statements made in its Response are true and correct in every detail.

Respondent Name(s): CTHS Buildings Inc.

Signature: _____ Date: Friday, February 26, 2016

Name of Signatory: Rodney AP Dyck PMP

Title of Signatory: President CEO

Mailing Address:
CTHS Buildings Inc.
PO BOX 2225 Sardis Station Main
Chilliwack, British Columbia,
V2R-1A6

Telephone No.: 604-798-6908

Fax No.: N/A

Key Contact Person: Rodney AP Dyck PMP

E-mail: Contaenrizedhomes@outlook.com

GST Registration No.: 833605660RT0001

Date and Jurisdiction of Incorporation: Dec 22 2009

City of Vancouver WorkSafeBC Registration No.: In process, loss of 2 contracts slowed this and CTHS was working internationally so we did not require it at that time, easily obtained in short order.

Business License No. BC0869584
(or, if available, Metro West Inter-Municipal Business License No.):

Corporate Experience

- A. CTHS Buildings Inc., saw a market need in North America 10 years ago, and has developed the all the right components to deliver a CSA-CWB Alberta Part 10 product to Canada and North America and will be lead for Vancouver's requirements of Prefabricated Modular Housing requirements.
- B. CTHS had a 5 year business plan, in 2009 we JV with GML to deliver the camp to OPG you see on our cover page, a \$35 million dollar project, to which we did. From that project we went into a two year RD to refine our product offerings and develop a broader supplier compliment. Part of our Business plan was to partner or purchase a small/medium wood factory to improve our workforce housing project timelines, cost and profitability a mix medium build concept. We thought we had found a partner, see litigation for explanation, we did not.

Dec 14 2014, is a historical date for CTHS Buildings Inc., after spending six months with two very prominent Canadian oil sands producers, we had two contracts ready for final sign off on Dec 16th 2014 for \$30 million dollars, and this was to propel CTHS as planned into the Canadian market and bring our product to the fore front. We are all living with what happened on that date right now oil prices fell and at the time we all thought a short term situation, while we know more now, our clients dissolved the contracts and CTHS had to reduce its staffing considerably and unfortunately.

CTHS while hurting from this situation, like many people and companies currently, pressed forward with our residential side and began working with a developer in San Francisco and designed a four story Custom container apartment complex, they are now working with city officials to move this project through and having success, this leads us to today. CTHS has met with Janice Abbott and Kerry Jang in the past to discuss how CTHS can help them, and now Vancouver seems prepared to move forward, as they have come to learn and see the value this style of housing solution can bring.

CTHS was contacted by Target Logistics to oversee and consult on their first camp installation in Canada, with their sister company William Scotsman, to which we accepted the contract and successfully installed the camp on-time, under budget and 100% safety record while oil prices kept falling.

CTHS Buildings Inc., was designed as a very lean international company utilizing technology and the economics of globalization to develop our product line to which a few of our competitors have tried and failed we have succeeded, and look to continue to work through this trying time and emerge stronger and more successful.

At the heart of our product line was to bring safe affordable housing to the Canadian market place that met and or exceeded building codes, and that is what we intend on delivering with the City of Vancouver and the entire west coast USA included.

Client list

GML-OPG

1. GML & OPG \$35million dollar turnkey camp solution, design input from OPG, manufacture, deliver and install. This JV was dissolved and GML does not exist anymore.

Photos of our CSA and Product strength

The First CSA label

This is a very significant milestone for CTHS, as many thought it would not be possible, but working diligently with CSA and our engineering team, we proved it possible.

Rod is pointing at the CSA label, the first ever put on a container conversion manufactured in China, with the first Canadian/Chinese team.



Celebration phase 1 complete



Sonic Enclosures-Siemens-Suncor

2. Sonic Enclosures-Siemens-Suncor, CTHS was contracted to develop a new factory and oversee the manufacture of Electrical houses for Suncor Fire bag project in Northern Alberta
 Firebag phase 3 and 4

Main Electrical 25 KV bulk distribution bldg plus **7** additional process bldgs (Oil Removal, Water Softening, Clarifier, Oil Storage, Steam Generation, DSU Bldg) ranging in physical dimension up to 40M x 7m x 4 M. These were shipped in 84 modules and quickly reassembled at Fort Mac Murray. Project completed Oct, 2009.



Shelter Industries- numerous clients Atco-Britco-Northern-

3. Shelter Industries BC P3 Full day kindergarten Project, Shelter was 2 weeks away from this project collapsing, when they contacted CTHS to save this project and reengineer their full organization to which we did. \$30 million dollar project.










Permanent Modular Education over 10,000 sq. ft.
Entry Name: Full Day Kindergarten: BC Ministry of Education

<p>Entrant: Shelter Industries, Inc. Affiliate: None Location: 104 Sites, BC Building Use: Full-Day Kindergarten Classrooms</p>	<p>Number of Modules: 280 Average Module Size: 28 x 56 x 11 Total Square Feet: 216000 Days to Complete: 243</p>
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Architectural Excellence
This \$30 million design/build project encompassed 140 double-wide, 1500 sq ft. modular classrooms. About 75% were installed on permanent foundations, and 25% on temporary foundations. All school buildings had to be designed for severe climate conditions, from high snow loads (maximum 150 psf) in Northern BC to high seismic stresses in Southern BC. This enabled the classrooms to be relocated throughout the province without requiring upgrades. Setting a new benchmark in modular design, these buildings were enhanced with an extra durable 40-year lifespan and additional high performance warm insulation outside the framing. Other key features included: Wood exterior/teakor finishing. Extra large, functional windows with security screens and roll shutters; Energy-efficient HVAC system; Roughed in plumbing for washrooms; Wiring for computers; Custom-built cabinetry and cubby room; Bright and colourful acoustic ceiling panels to reduce sound and stimulate learning.

Technical Innovation
Shelter employed creative thinking and the most advanced technologies to produce a superior structure that sets a new benchmark for modular school construction in British Columbia. To enhance the long-lasting durability of these modular buildings, Shelter incorporated: Seismic strengthening; Snow load strengthening (to a max snow load of 150 PSF); High performance warm insulation outside the framing. To enhance the long-lasting comfort of these modular buildings, Shelter incorporated: Acoustic ceiling panels to reduce sound; Energy-efficient HVAC system; Functional windows, custom cabinetry, washrooms, telecommunications cables and more. These new buildings are the way of the future, said the Minister of Children and Family Development.

Cost Effectiveness/Energy Efficiency
FLEXIBILITY KEY TO COST-EFFECTIVENESS: With enrollment growing in some areas and declining in others, modular classrooms provide the flexibility to be moved or clustered should enrollment forecasts change. With Seismic and Snow load (150 PSF) strengthening, these buildings provide maximum flexibility to be located/relocated throughout the province. Ultimately, this provides the Province of BC with much greater long-term cost savings. **LABOUR SAVINGS:** "Modular buildings provide a ton of savings in time and labour. Buildings are constructed indoors, eliminating weather delays. Plus building construction can move ahead without waiting for foundations to be laid. This translates into a cost savings, which means more money can be put into the classroom," commented the Minister of Children and Family Development. **ENERGY-EFFICIENT:** With extra high-performance warm insulation outside the framing and energy-efficient HVAC system, these buildings represent the ultimate in energy efficiency.

We spent over a year with Shelter after this project developing our relationship, and the factory into a lean effective operation, but we could not control shareholder issues and they went bankrupt 2013, hurting a large number of employees, contractors, suppliers and CTHS. See litigation

Target Logistics

4. Target Logistics \$32 million dollar camp installation

Certificate of Occupancy Wood Buffalo





Private USA Developer

Designed a 4 story container apartment and working towards manufacture, deliver with joint installation since it is a USA project, ongoing.



Litigation situation

CTHS strategy was and is to develop a small to medium sized wood factory in Canada to complete our mixed medium camp designs and increase our overall product offerings of both wood and steel products. Shelter Industries contacted us to assist in guiding a troubled BC Government Full day kindergarten project they had won, and CTHS guided them to a successful completion of this thirty million dollar project in a very compressed six month timeline. CTHS worked with the Shelter team to vastly improve the operations of the factory and achieve COR certification, it seemed like a good fit so CTHS entered into a three year consulting contract with them in late 2012.

They went bankrupt five months later in the middle of a project due to shareholder disputes, leaving employees without pay, suppliers unpaid and contractors. This breach of contract is under litigation. Shelter Modular the new company brought this against CTHS, we took the high road when they went bankrupt and ended our relationship as we had no contract with Shelter Modular.

Two shareholders of the bankrupt Shelter Industries and an investment company formed Shelter Modular, bought back the assets at a highly reduced rate and this new entity believes they should get the products and services from CTHS Buildings for free as Shelter Industries had a large outstanding debt with CTHS Buildings Inc. They have since filed a nuisance lawsuit against our company, to which our legal firm of DLA Piper LLP has assured us will be dissolved into nothing or settled in our favor.

This litigation has no effect on our company to do business.

No Bankruptcy Proceedings

Neither CTHS Buildings Inc. nor Rod Dyck have ever been involved in a bankruptcy or reorganization proceeding.

Corporate Capability

While CTHS has weathered storm that is currently in our industry and energy sector, we are optimistic that we will be able to move through this and projects like the City of Vancouver is proposing are definitely welcome with open arms.

As stated earlier, CTHS was forced to downsize its staff considerable due the economic climate we are now in but we have a depth of talent ready to get back to work, and will submit as required our internal team resumes to you when we are chosen to supply these housing solutions.

Rodney AP Dyck Resume attached

Bill Gorrel Resume Site Superintendent and PM currently self employed

Hector Gilera Engineer and draftsman, everything you have seen in this document he and his team have developed



Financing Capability

While CTHS has weathered this tough economic situation, we are capable of:

1. Leasing
2. Lease to own
3. Direct purchase
4. Project financing with upfront initial payment from client.

Our comfort range is \$1 million to \$50million, per year project depending, and we are willing to work with Vancouver to develop a mutually agreeable solution.

Production Capacity

This is a two part concept:

- 1) We are capable of producing 75 steel container shells daily
- 2) The internal fit out is capable of 10-15 daily, once factory line is full, which takes 2 weeks to obtain.
- 3) Our custom size of anything over 8ft wide we produce 2-5 in the internal fit out function



The Extended Team

While currently our operations are small, we are positioned for strategic growth and have developed very strong extended team relationships.

Engineering

Steenhof Engineering has been working with us since the beginning and is certified across Canada with an excellent relationship with CSA. For boots on the ground engineers we have two in Alberta and two in BC with excellent track records.

CTHS is open to working with Architects and engineering houses that the City of Vancouver would prefer, example the firm that assisted with Atria housing complex, although we have a far more improved manufacturing and assembly process then was used in that building. That project took 15 months; it should have been done 8 with proper modular methodologies.

Customs and logistics

Pacific Customs Brokers are an amazing team with a deep reach across the globe and have performed exceptionally for us.

Accounting

MNP has been with us from the start and provides us with exceptional guidance.

Transportation

We have working relationships with three different transport companies that have outstanding reputations in BC.

Legal

DLA Piper LLP has only recently joined the team and we look to have a long term relationship with them.

Conflicts/Collusion/Lobbying

CTHS Buildings Inc. has met with Atria CEO Janice Abbott and Councilor Kerry Jang, in the past to present this concept and how CTHS can assist with implementing, but that was the course of regular business.

We have **NO** Conflicts, Collusion, or Lobbying issues, although we know all the players in the field well and our competitors have wood modular or normal container capability NONE of them have;

- 12 x60 steel model, even if they say they do.
- None of them can build 9-10ft interior height containers
- None of them can build custom container solutions that are outside of the standard 8x40 container

Schedule 4 Certificate of Insurance

In process as we have been operating internationally with other developments and now are set to work with Vancouver. Our Consulting division did not require insurance.

Schedule 5 DECLARATION OF SUPPLIER CODE OF CONDUCT COMPLIANCE

DECLARATION OF SUPPLIER CODE OF CONDUCT COMPLIANCE

Purpose: All proposed suppliers are to complete and submit this form to certify compliance with the supplier performance standards set out in the Supplier Code of Conduct.

The Housing Agency and The City of Vancouver expects each supplier of goods and services to the City to comply with the supplier performance standards set out in the City's Supplier Code of Conduct

(SCC) <http://vancouver.ca/policy_pdf/AF01401P1.pdf>. The SCC defines minimum labour and environmental standards for City suppliers and their subcontractors.

Suppliers are expected to comply with the aforementioned standards upon submitting a tender, proposal, and application, and qualification, expression of interest or quotation to the Housing Agency, or have a plan in place to comply within a specific period of time. The Housing Agency reserves the right to determine an appropriate timeframe in which suppliers must come into compliance with these standards. To give effect to these requirements, an authorized signatory of each proposed vendor must complete the following declaration and include this declaration with its submission:

As an authorized signatory of CTHS Buildings Inc. (vendor name), I declare that I have reviewed the SCC and to the best of my knowledge, CTHS Buildings Inc. (vendor name) and its proposed subcontractors have not been and are not currently in violation of the SCC or convicted of an offence under national and other applicable laws referred to in the SCC, other than as noted in the table below (include all violations/convictions that have occurred in the past three years as well as plans for corrective action).

Section of SCC / title of law

Date of violation /conviction

Description of violation / conviction

Regulatory / adjudication body and document file number

Corrective action plan

I understand that a false declaration and/or lack of a corrective action plan may result in no further consideration being given to the submission of CTHS Buildings Inc. (vendor name).

Signature:

Name and Title: Rodney AP Dyck PMP CEO CTHS Buildings Inc.

Schedule 6 Pricing Proforma

Project Type 1

This pricing is for a NEW build as this is not a stock model.

Type of Product or Description of Product	Unit of Measurement	Price
Cost for Prefabricated Modular Housing Units	Total Price	s.21(1)
Delivery of Prefabricated Modular Housing Units	Total Price	
Installation of Prefabricated Modular Housing Units including foundations	Total Price	
Installation of sprinklers and sprinkler connections to outside services	Total Price	
Plumbing works including water, waste and sprinkler connection to outside services	Total Price	
Electrical work including connection to outside service, the supply and installation of hard wired smoke and CO2 sensors	Total Price	
Supply and installation of 5lb wall hung Fire extinguishers as required	Ea	
Exterior skirting	Total Price	
Demobilization	Total Price	
Price before GST or other applicable taxes	\$	
Type of Product or Description of Product	Unit of Measurement	
Cost for Communal Amenity Area, including foundations	Total Price	
Delivery of Communal Amenity Area	Total Price	
Installation of Communal Amenity Area including foundations (if not included above)	Total Price	
Plumbing works including connection of small kitchenette to outside services	Total Price	
Installation of sprinklers and sprinkler connections to outside services	Total Price	
Electrical work including connection to outside services, the supply and installation of interior and exterior lighting, hard wired smoke and CO2 sensors	Total Price	
Supply and installation of 5lb wall hung Fire extinguishers as required	ea	
Exterior skirting	Total Price	
Demobilization	Total Price	
Price before GST or other applicable taxes	\$	
Total cost of building		

Clarifications Type 1

s.21(1)



Assumptions Type 1

s.21(1)



Sample Financing

Vancouver Affordable Housing assumption

\$800,000.00, we require

s.21(1)

CTHS value pricing

s.21(1)

Buy- outs:

Year 1- s.21(1)

2.

3.

4.

5.

Standard penalty or interest costs will be added for any late payments and without prejudice normal builder liens as per Canada normal contractor laws hold, yet CTHS is not liable for people using the building during operations, only the building under warranty provision.

Project Type 1 Concept drawings

s.21(1)

<p>The drawings are prepared in accordance with the requirements of the Building Act and the Building Code of Canada. The drawings are for informational purposes only and do not constitute a contract. The drawings are subject to change without notice.</p>	<p>PROJECT: XXXXXXXX</p> <p>CLIENT: CTHS BUILDINGS INC</p> <p>ENGINEERING: CONTAINERIZED HOMES</p> <p>DATE: 2018-01-01</p> <p>SCALE: 1/8" = 1'-0"</p>	<p>44 MAN DORM</p> <p>GENERAL ARRANGMENT</p>
	<p>GENERAL ARRANGMENT</p> <p>GENERAL ARRANGMENT</p>	<p>GENERAL ARRANGMENT</p> <p>GENERAL ARRANGMENT</p>
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s.21(1)

ADDRESS:	
4715	
400 - 4715 (4715) Street, Vancouver, BC V6N 1A1	
44 MAN DORM	
44	0
30 VIEW	3.4
DATE:	
DRAWN BY:	
CHECKED BY:	
SCALE:	DATE:

s.21(1)



SCALE: NTS

DATE OF ISSUE	DATE OF REVISION	ISSUED FOR	3D VIEW	DATE
DESCRIPTION	REVISION	BY	DATE	DATE
APPROVED	REVISION	BY	DATE	DATE
DATE	DATE	DATE	DATE	DATE

Project Type 2

Review our concept drawings

Type of Product or Description of Product	Unit of Measurement	sample price 100 units	sample price for 250 units	sample price for 500 units	sample price for 1000 units
Cost for Prefabricated Modular Housing Units	per sqft	s.21(1)			
Delivery of Prefabricated Modular Housing Units	Total Price				
Installation of Prefabricated Modular Housing Units including foundations	Total Price				
Installation of sprinklers and sprinkler connections to outside services	Total Price				
Plumbing works including water, waste and sprinkler connection to outside services	Total Price				
Electrical work including connection to outside service, the supply and installation of hard wired smoke and CO2 sensors	Total Price				
	ea				
Construction of communal amenity area	Total Price				
Demobilization	Total Price				
Price before GST or other applicable taxes					

Clarifications Type 1

s.21(1)

Assumptions Type 1

s.21(1)

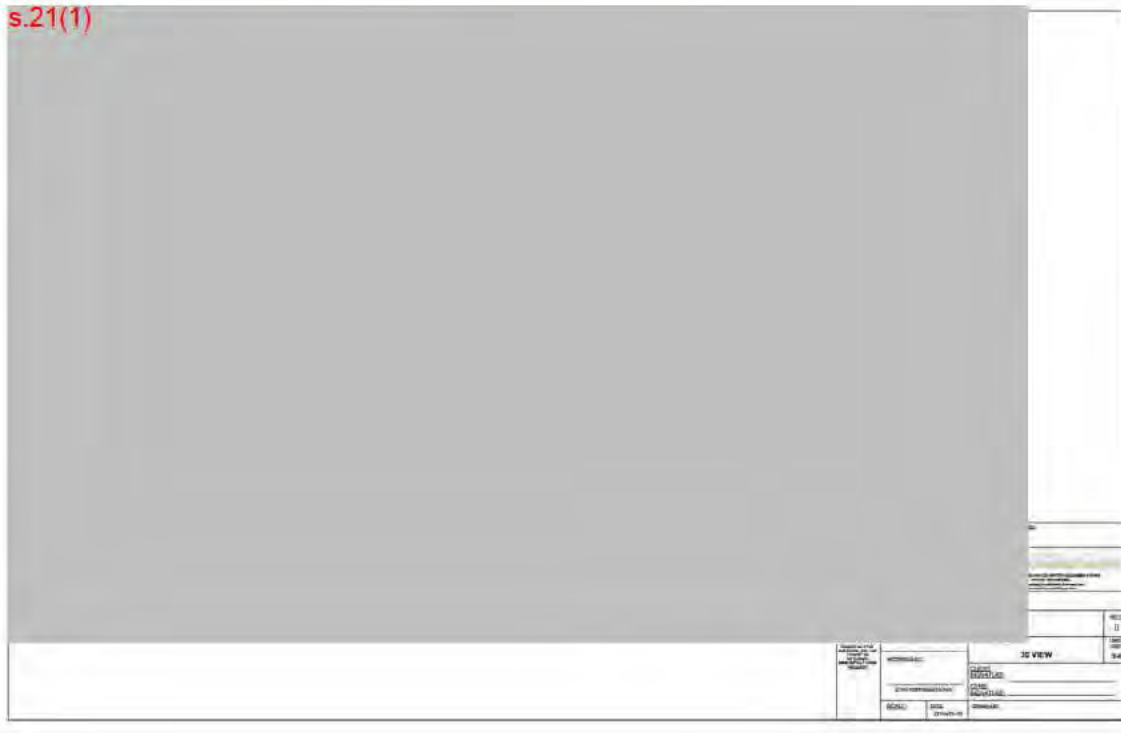


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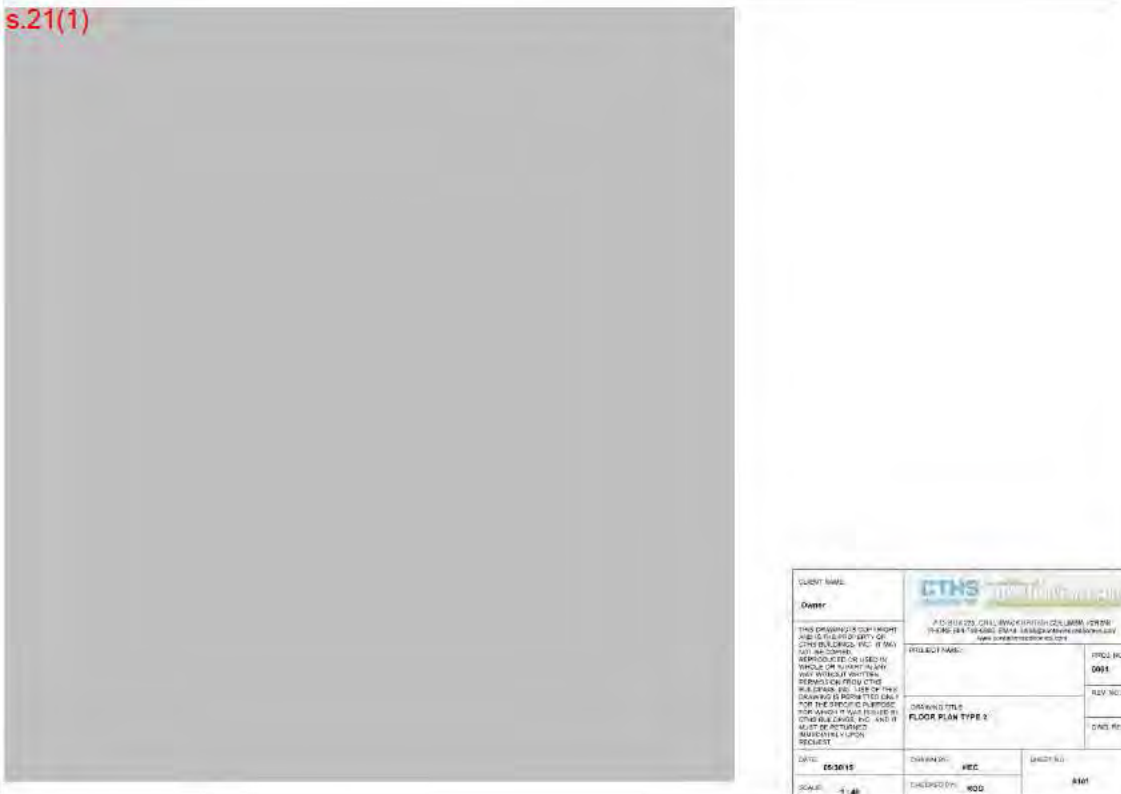
20 VIEW

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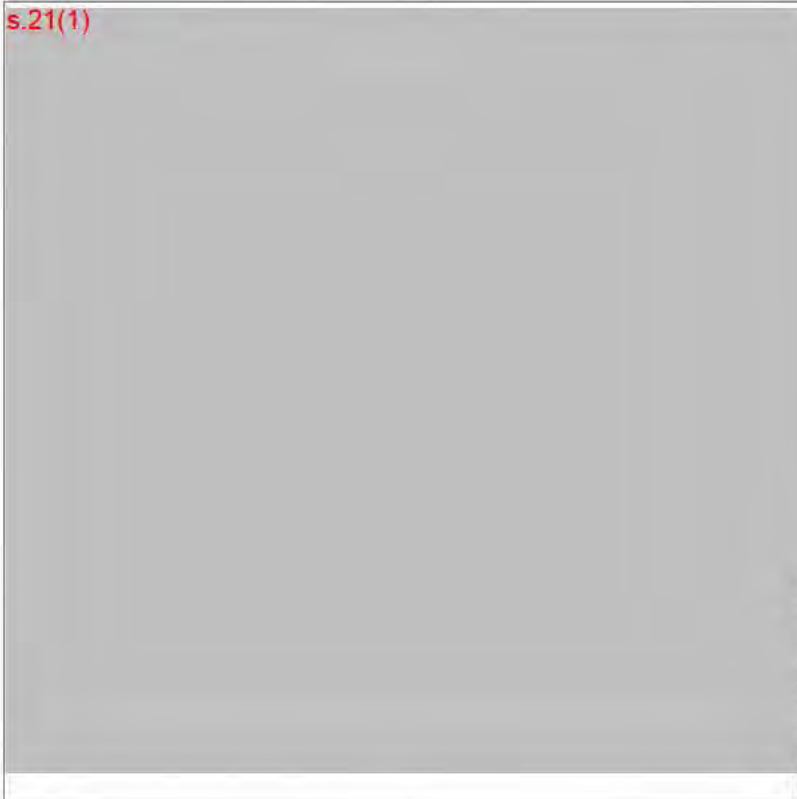


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REV. NO.	
DRAWN BY	

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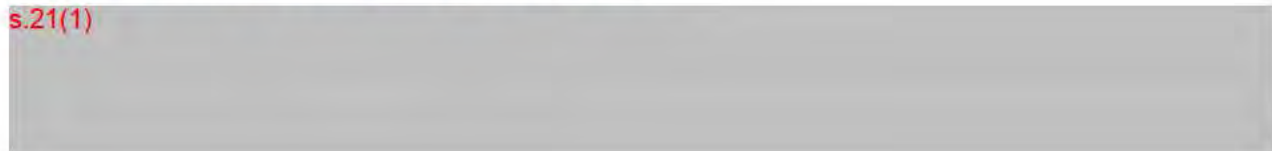
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		SHEET NO.: A101	

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			DATE: 05/25/15	
			POL. NO.: 001	
			BY: NGL	
MUST BE APPROVED BY: NGL DATE: 05/25/15			DRAWN BY: SEC	
SCALE:			CHECKED BY: NGL	
			SHEET NO.: A102	

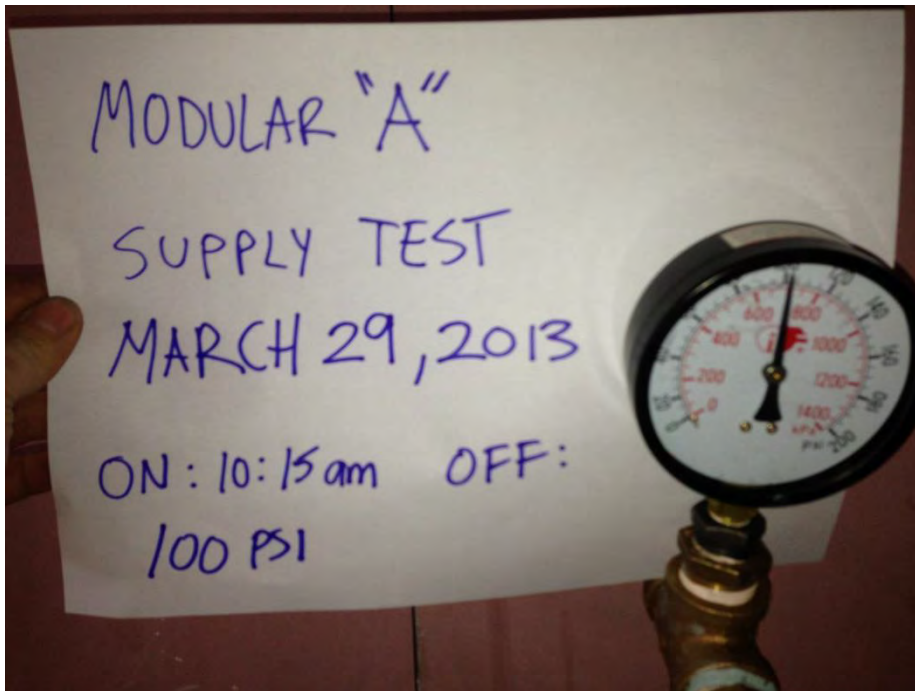
Concept Pricing Example Type 2 Project

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Interior Photos







Inventory Control



Specifications for Modules

Exterior structure

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Interior and exterior walls/ceiling

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MEP

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Floors

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Doors/windows

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Interior Finish

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Appliances

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Optional Upgrades

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Clarifications and Exceptions

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Warranty

The CTHS warranty program has been developed in alignment with our overall Quality Management System. This program defines CTHS's basic responsibilities to ensure that all work completed is of satisfactory quality and free from defect upon delivery to our customers. The warranty program covers only material supplied by CTHS or installation methods approved by manufacture and CTHS.

CTHS does provide a structural only warranty of 2 years, from date client takes possession of equipment (subject to the limitations stated below).

Claims initiated under the warranty program must be submitted to CTHS within (10) business days of the first discovery of any defect in order to be considered for repair or replacement as deemed appropriate by a CTHS representative.

Workmanship

All work performed by CTHS personnel will be warrantied for a period of 12 months from the date of significant completion (identified by the date a project is turned over to the client).

CTHS will ensure that any work performed is done so in an acceptable manner and that all CTHS personnel are appropriately trained, equipped and experienced for the work they are assigned. All work completed by CTHS personnel will be done so in a manner in accordance with the agreed scope of work details, all applicable laws, codes, regulations and other contract requirements.

Materials and Equipment

All materials and equipment installed by CTHS personnel will be warranted by CTHS for a period of (12) month from the date of significant completion. Where an OEM warranty period of more than (12) months exists for any materials and/or equipment supplied, CTHS will assist the client as defined by the terms stated below under "Vendor and Manufacturer Warranties" CTHS will ensure that all materials and equipment provided are good quality and free from defect at the time of installation. Where the scope of work requires the replacement of existing material or equipment, CTHS shall ensure all replacements are of similar quality unless otherwise directed by the client.

Vendor and Manufacturer Warranties

CTHS bears no responsibility for the provision of vendor or manufacturer warranties outside of the warranty period defined above.

Material and/or equipment provided as part of the defined work scope may be covered by specific warranties provided by the vendor or manufacturer. These warranties are separate to the warranty provided by CTHS and do not extend, modify or replace the terms stated above in any way. Where the vendor or manufacturer warranty falls within CTHS's defined warranty period, CTHS will assist Client with repair or replacement as required (subject to the limitations stated below). Where the length of the vendor or manufacturer warranty exceeds the length of the CTHS warranty, Client will be responsible for all costs (labor, materials, accommodations, etc.) associated with the replacement or repair of the product per the recommendations of the vendor or manufacturer.

Limitations

CTHS's warranties exclude remedy for damage or defect caused by abuse, modifications not executed by CTHS personnel, improper or insufficient maintenance, improper operation, or normal wear and tear under normal usage. In addition, the above warranties are to be applied in accordance with the following limitations:

1. CTHS is to be immediately notified (in writing) within 10 business days of the first discovery of defect
2. No repairs have been made or attempted by others except where warranted by an emergency situation as determined by an CTHS representative
3. CTHS shall be given the first opportunity to make any repairs or replacements except where required by an emergency situation
4. Materials supplied by Client are not covered under this warranty
5. Warranty repair or replacement of materials and equipment includes the provision of the required labor at a regular daytime rate. Client will be invoiced for the cost of any additional expenses including but not limited to:
 - Consumables
 - Overtime and/or stat holiday rate differences
 - Night shift differentials
 - Travel and associated equipment/mileage charges
 - Any required meals and/or lodging

Conclusion

CTHS Buildings Inc. has been strategically building its position, we are capable of delivering what we say we can when we say we will and right the first time. Our product integrity is as important as our company integrity and we have developed all the right components to provide a superior product for our clients.

February 17, 2016

REQUEST FOR QUALIFICATIONS ("RFQ") No.PSVAHA2016-01
SELECTING PARTNERS FOR A PRE-QUALIFICATION SHORTLIST TO SUPPLY
PREFABRICATED MODULAR HOUSING

AMENDMENT No. 1

RE: CLOSING DATE CHANGED TO FEBRUARY 26, 2016

Currently Reads:

COVER PAGE

Responses are to be addressed and delivered to the Vancouver Affordable Housing Agency (the "Housing Agency"), C/O: City of Vancouver, 453 West 12th Avenue, Vancouver, British Columbia, Canada, V5Y 1V4, (Courier Delivery and Drop Off is at the Information Desk, Main Floor Rotunda of the same address) and should be received prior to 3:00 p.m., February 19, 2016 Vancouver Time (as defined in Note 3 below), on (the "Closing Time").

Please Change to:

COVER PAGE

Responses are to be addressed and delivered to the Vancouver Affordable Housing Agency (the "Housing Agency"), C/O: City of Vancouver, 453 West 12th Avenue, Vancouver, British Columbia, Canada, V5Y 1V4, (Courier Delivery and Drop Off is at the Information Desk, Main Floor Rotunda of the same address) and should be received prior to 1:00 p.m., February 26, 2016 Vancouver Time (as defined in Note 3 below), on (the "Closing Time").

All other conditions and specifications remain unchanged.

This amendment is to be completed, and attached to your Proposal form.

NAME OF VENDOR

SIGNATURE OF AUTHORIZED SIGNATORY

DATE



October 14, 2014

To Whom It May Concern;

STEENHOF BUILDING SERVICES GROUP (SBSG) is an engineering firm, located in Orillia, ON, providing services not only to clients throughout Ontario, but also across Canada, the United States and China. Over the past number of years we have worked with CTHS Buildings Inc. to develop their product line of modular buildings in conformance with Canadian code requirements and market standards. Our offices worked together to design and engineer the CTHS modular buildings to meet the requirements of the provincial codes and standards, as well as the durability of industrial relocatable locations.

Steenhof Building Services is proud to have developed an on-going relationship with CSA International & Intertek representatives. Our Sr. engineer has completed a number of plant inspections with CSA/Intertek, and reviewed firsthand the items and detail they are looking for during plant and quality assurance inspections. SBSG has assisted over 25 plants throughout the United States & China to complete their factory certifications.

Representatives from SBSG have spent a considerable amount of time in the CTHS overseas manufacturing facility reviewing the quality assurance processes, engineering and purchasing procedures. Our office worked hand in hand to get this facility approved in conformance with the CAN/CSA A277-Procedure for Factory Certification of Buildings. Our office fully understands the overall impact purchasing and engineering can have on a project. Our team strives to ensure the integrity of the product and to ensure all the right components are purchased and installed and tested.

SBSG currently employs forty (40) professionals, with expertise in a range of fields, including structural engineering, electrical engineering, architectural design, modular design/structures and interior design. At this time, SBSG has four (4) fully certified Professional Structural Engineers, one (1) certified Professional Electrical Engineer, (1) Multi Province Architect, six (6) Structural E.I.T's, three (3) Electrical E.I.T's, three (3) Architectural Technologist, and a strong production and administration team. Our office is fully equipped to offer support and assistance to CTHS during their design, engineering, and construction phases.

Mr. Jack Steenhof, M.A.Sc., P.Eng. is the President of Steenhof Building Services Group. Mr. Steenhof has over 28 years of experience in the field of Structural Engineering and is certified to practice in Ontario, British Columbia, Alberta, Saskatchewan, Manitoba, Yukon, Northwest

Territories, Nunavut, Newfoundland, and Nova Scotia. We have a number of staff members who are fully versatile in the 2006 Alberta Building Code Part 10 reviews, and have completed the testing as required by the Safety Codes Council.

Steenhof Building Services Group completes each project with an innovative design approach. SBSG is determined to meet or exceed the needs of our clients, and will explore all methods to determine a cost effective solution for every project.

Respectfully,

A handwritten signature in black ink, appearing to read 'J. Steenhof', written in a cursive style.

Jack Steenhof P.Eng, M.A.Sc
STEENHOF Building Services Group

Rodney A. P. Dyck PMP

45854 Lake Drive Chilliwack, BC, Canada Cell: 604-798-6908 Email: Rod_Dyck_5@hotmail.com

PROFESSIONAL SUMMARY

A results-driven Management Executive with multi-faceted manufacturing experience. Strong general management in strategic planning, manufacturing production schedule and control, inventory/materials management, project development, warehousing, distribution, budgeting/financing, human resources and capital improvement. Fully computer literate, including MS office, networks, numerous integrated database platforms MRP/ERP.

PROFESSIONAL EXPERIENCE

CTHS Buildings Inc. President /CEO 2009-present

- Designed a 24 unit-4 story apartment Green/Leed rated, extreme natural disaster resistance for San Francisco client
- Developed two Chinese manufacturing facilities to CSA and CWB certifications for steel modular construction
- Designed, manufactured and installed the first container conversion 800 person camp in Canada
- Developed buildings for Australian camps, and worked with a manufacturer to import
- Developed international supply chain and logistics with certified vendors
- Developed and implemented Health and safety programs
- Manufactured numerous wood modular buildings, multi family, offices.

Target Logistics Ft McMurray Successful 308 person camp expansion Sept 2014-March 2015

CTHS Consultant

- Facilitated communication with 8 engineering firms, modular manufacturers and Building inspectors
- Redesigned the sewer system, and electrical system to utilize onsite existing systems more effectively
- Worked directly with Senior levels of Algeco Scotsman-William Scotsman and Target Logistics
- Installed 9 Arctic hallways and 18 brand new kitchen/reception modules, 24 new dorm modules all on piles with full utilities setup
- Coordinated Prime contractor while developing relationships with numerous local sub-contractors.
- Integrated First Nations contractors into installation process.
- Expansion of camp to be done while existing camp was active with Staff and clients, Zero lost days and Zero incident successful project
- Ensured quality workmanship, designed and implemented effective backup systems for water, sewer and electrical to ensure highly effective camp operations.

Shelter Industries

CTHS Consultant (bankrupt shareholder issues 2013)

- Lead the BC P3 Full day kindergarten project to a successful conclusion (280 floors +173 days=140 classrooms)
- COR Certified Wood manufacturing facility
- Increased facility personnel from 25 to 225 with subcontractors and direct employees to maintain one classroom per day output level
- Facilitated communication between Stantec engineering, BC government, school districts on building fabrication, schedule, and other challenges
- Worked with Worksafe BC, CWB and CSA to ensure facility was operating within regulatory parameters
- Clients include, Cenovus, Pacer, Horizon North, Atco, Britco, Victoria Ship yards, CNRL, BC government
- Implemented Safety programs, Inventory controls and accountability, developed a more efficient and effective manufacturing operation enabling an increase in product thruput, cost controls and KPI's

Sonic Enclosures

CTHS Consultant Sept 2008- Jan 2009

- completed a Suncor –Siemens Firebag Electrical Buildings project in Electrical houses
- Increased facility personnel from 25 to 75 to meet project deadlines
- Facilitated communication between Suncor, Siemens, Jacobs and Sonic on building fabrication, electrical equipment installation, and other challenges
- Work with Worksafe BC, CWB and CSA to ensure facility was operating within regulatory parameters

Red Sea Housing Dubai, UAE.

Plant Manager 2006-2008

- Managed a International team of 500+ personnel
- Increased unit output from 5 modules per day to 15 per day a combination of wood, steel, PVC
- Completed a 5000 person camp in less than 1 year
- Implemented best practices and Quality Controls
- Implemented training and education programs
- Implemented production schedule, planner and refined MPS
- Worked with international suppliers, and clients
- Projects in Iraq, Qatar, Saudi Arabia, Libya, Oman, Yemen, Africa, Eastern Europe

Viceroy Homes Ltd.

Production Manager 2005-2006

- Managed a team of 120 personnel
- Manufacture 20-25 homes/week for Japanese clients and local
- Led two large projects and delivered 3 weeks ahead of schedule

VikingAir Aerospace Parts Mfg. (Unionized plant 80 people)

Production Planner Sheet metal division

2004-2005

- Rewrote 1000+ Engineering Masters, methods engineering
- Developed a planning matrix that levels the capacity vs. demand schedule for effective manufacturing
- Worked with Suppliers to gain 0 inventory stock outs of raw material.
- Increased on-time delivery performance from 60-70% to 98-100%
- Achieved highest monthly parts output in their history (twice)

Aber Hot Tub Mfg Ltd. (Non-Union Plant 75 people)

Plant Manager. 2002-2004

- Guided Management through transition to fully integrated Database system (Syspro V6.0)
- Active Participation in Corporate Strategic planning
- Implemented Quality control within the manufacturing process
- Implemented Health and Safety program.

Western Canoeing Mfg. Ltd. (decertified plant 20 people)

Production Manager/Purchaser. 2001-2002

- Implemented a waste resin program with a 60% reduction

Fitzwright LTD. (Unionized plant 100 people)

Water sports Apparel Manufacturer

Operations Manager 1999-2001

- Re-engineered the work order, scheduling and MPS system.
- Wrote the Logistics department's procedure manual.
- Managed a 600 + unit/day thruput, 800 hours daily capacity (1 shift)
- Planned sister plant in Europe (Malta) & schedule raw material deliveries
- Planned 15 unique manufacturing lines
- Utilized international suppliers (Taiwan, Japan, England, and China, US.)

Ledelite Architectural Products Inc. (Unionized Plant 100 people)

Production Planner 1997-1999

- Increased to a 98% on-time shipping target in two plants
- Maintained monthly sales target.
- Chaired the weekly MPS meeting.

Yves Veggie Cuisine (non-unionized 50 people)

Production Planner 1996-1997

- Increased production output 20-25%

EDUCATIONAL BACKGROUND

British Columbia Institute of Technology

Burnaby, BC

BBA Operations Management Degree Program

Graduated 1997

1. Member of ASQC, APIC associations

British Columbia Institute of Technology

Burnaby, BC

1988-1990

Forestry, Fish & Wildlife Program

PMP

Certified 2016

APICS Courses, International trade and development

CSTS, WHMIS, First Aid, equipment operator, fall protection,

Journeyman carpenter

Journeyman Drywaller/tapper

Journeyman Finisher

Extensive electrical, HVAC, plumbing knowledge

Revit and Autocad experience, with design capability

1725 Military Engineer corp

Platoon Leader

Charities/Sponsorship

Sardis Secondary Bursary program (10 years) over \$10,000 given

Two Philippines Families for over 10 years,

Friday, February 26, 2016

Vancouver Affordable Housing Agency
City of Vancouver
453 West 12th Avenue
Vancouver
BC
V5Y 1V4

Subject - Request for Qualification # PSVAHA2016-01
Selection of Partners for a Pre-Qualification Shortlist to Supply Prefabricated
Housing.

Attention – Jim Lowood, SCMP – Contracting Specialist

Dear Sir,

I would like to thank you for the opportunity to review the above RFQ with the future possibility of participating in a temporary social housing program.

Over 17 years Freeport has participated in a number of housing projects which includes (with our investment / development arm) the construction and operation of more than 19 community parks in BC and Alberta with the latest being a 250 lot subdivision in the Okanagan (www.sagecreekliving.com) dedicated to the retirement market. In addition we also were one of the selected builders by BC Housing for their “Silver Project” in the supply of permanent social housing throughout the Province.

Using my 36 years experience in modular and system build (domestic and internationally) I feel confident that with my knowledge I can identify a product that will best meet your needs of the temporary nature, serviceability, price and functionality considering, I suspect, the nature of some of the temporary residents.

The document requirements for CSA 277 as minimum is an easy step, however with the Type 2 project the standards change especially as we now have to consider City of Vancouver By-laws and guidelines and building practices even though it is still considered temporary. Fortunately I have the ability to pull together the following skill sets if required by the City:-

- A design team that has over 24 years in modular design including working knowledge in NBC, ABC, BCBC Part 9 and 3 (we are working on the 2016 PNE Home).

- Structural and civil services – s.21(1) who has worked with many aspects of modular for over 25 years. Design input includes review of structure and foundation design, sealed plans / specifications and issue of Schedule B and C.
- Mechanical – s.21(1) Inside the building would be covered by CSA but s.21(1) can assist with service requirements
- Electrical – s.21(1) Can complete the load requirements and assist with applications to BC Hydro.
- Architectural – Unless the Type 2 structure meets the m2 guidelines in the Code an architect should not be required but we can provide this service if the City requires a CP on the project.
- On site construction / installation with a construction manager based on site who is very conversant with modular and coordinating site trades.

Although the original intent was to prepare a submission, after detailed review of the questions and answers as well as press information that came to light at the last minute regrettably we must decline from submitting the information in the format currently requested. Whilst it may not be taken into consideration I would still like the following feedback considered in your search for an overall housing solution:-

Reasons for Decline

1. It is hard to provide pro-forma pricing for 100 to 1000 units when the specification, design, engineering and code compliance aspects have yet to be resolved. All have major impacts when trying to calculate labour and material efficiencies let alone planning for volume production runs when the RFP have yet to be issued.
2. We have pricing options that could range from s.21(1) but how does that help the City when there is still missing information on what will be finally approved for each site?
3. Sites have yet to be allocated – Here again the s.21(1) is very limited without knowing all the site conditions including accessibility, foundation type, accessibility to services etc.
4. In the questions and answers comment was made that the City is open to all options including US supply as long as criteria is met. What motivation is there for some BC based manufacturers when the City effectively has no boundaries on the building solution.
5. Schedule 2 / Letter of Qualification Pages 2-1 to 2-3 – We cannot agree to signing this in its current format. For all the effort that a company puts into their submission, by agreement to these conditions it effectively gives the City cart blanche to do what they want with the information; cancel the RFQ but still talk to one of the proponents; go in a completely different direction

- or even talk to someone outside the interested parties who showed no initial interest but at the last minute provides another cost effective solution.
6. Type 1 housing is only required for 12 months or so and is wanted in 2-3 months – As you have to allow for start up, manufacture and installation why would you not consider use of existing camps from the struggling oil and gas markets?
 7. When you go to this link <http://www.vancitybuzz.com/2016/02/vancouver-shipping-container-homes/> which was received last night it already suggests the solution that is being considered. From my extensive experience this is what I would have recommended in the first place. It's functional, easy to move and from my overseas projects can be cheaper, lower maintenance, CSA approved and you can get large volumes shipped into Vancouver. It would also allow the City of Vancouver to make a pioneering statement in the provision of low cost social units. No to mention that it's sustainable / recycling. The one thing I would add is that should this be the solution the financial options are purchase only or look at a financing plan with a third party investment source.
 8. Finally having worked in the container market I know that if designs were ready you could have manufacture and delivery within 3 months.

It is unfortunate that we have had to come to this conclusion especially being a BC based business. I appreciate the wishes of the City to get this program in place and hopefully the ability to access Provincial or Federal funding. Yes there are workable solutions for any challenge but I believe more benefit would have been created if the Housing Agency / industry experts had established a working committee to review all options then the ability to respond with detailed pricing would have been more comprehensive.

I wish you well with your endeavours in the project and please do not hesitate to contact me if you require further dialogue and exchange ideas. I live in the lower mainland so attending meetings are not an issue.

Regards

Nigel Harrison
General Manager – Sales BC & Yukon
Cell: 604.313.6506
Email: nigel@freeportindustries.ca

REV	DATE	DESCRIPTION	INDUSTRIES	10 X 14 ACCOMMODATION			
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MODULAR

BUILDING REDEFINED



RESOURCE INDUSTRY

FIRST NATIONS

WORKSITES

EDUCATION

OFFICES

MULTI-UNIT RESIDENTIAL



FREEPORT

MODULAR

BUILDING REDEFINED



FREEPORT



From temporary transportable buildings, such as workforce housing or school portables, to gorgeous permanent residential communities, Freeport redefines modular building. With a commitment to excellence that transcends style, Freeport demonstrates how quality, durability and flexibility translate into long lasting comfort and a better return on investment.

For 17 years, Freeport has been setting the industry benchmark for quality construction. Whether your project demands superior energy-efficiency for extreme environments, or exceptional visual appeal, Freeport's extensive custom design experience and diverse range of services provide the ideal construction solution.

Choose Freeport ... simply built better.

DISCOVER THE ADVANTAGES OF MODULAR

- **QUALITY:** Built indoors, in a heated factory, construction materials are protected from weather damage.
- **DURABLE:** Built to endure the rigours of transportation, modular is stronger than site-built.
- **FLEXIBLE:** Designed in sections, modular is easy to deconstruct, repurpose, or expand as needs change.
- **FAST:** Fabrication and site preparation can be done simultaneously, cutting construction time in half.
- **COST CONTROL:** No weather delays translates into a savings in time and money.
- **ENERGY-EFFICIENT:** Precision techniques and leading-edge technology save energy costs.
- **EASY:** Ideal for remote locations, modular is an easier method for coordinating trades and materials.



MODULAR BUILDING REDEFINED

FREEPORT INDUSTRIES has been serving the modular building needs of Western Canada since 1997. They have designed, built and installed hundreds of industrial, commercial and residential buildings throughout British Columbia and Alberta.

Projects have ranged from K-12 and post-secondary schools to mining and oil & gas camp accommodations and offices, as well as First Nations education, housing, and administration buildings. Some notable projects include the Ministry of Education full day kindergarten project, BC Housing senior's housing project, Retire West land-lease communities, and Sage Creek Community Living Development.

Freeport provides full one-stop shopping: consulting and project management, custom architectural design, engineering and development, construction, transportation logistics, installation, and site finishing. All Freeport buildings are custom built to meet all required building codes and standards, such as BCBC, Alberta Part 10, or NBC.

"Freeport met all our objectives — limited budget, tight timeline, and an Energy Audit rating of 80 — and they were very thorough in following up."

Trudy Peterson, P.Eng, Manager,
Capital, Housing and Public Works
LOWER SIMILKAMEEN INDIAN BAND

"Competent and knowledgeable ... reasonably priced ... fair and thorough ... on time and on budget. We appreciate [Freeport's] quality and attention to detail. I will continue to recommend them."

Dr. Anthony Ciammaichella, Co-Founder
ASPEN GROVE SCHOOL




CONTACT: Nigel Harrison, General Manager, Sales & Business Development BC & Yukon

METRO VANCOUVER SALES OFFICE: T: 604 313 6506 | E: nigel@freeportindustries.ca

HEAD OFFICE: 3522-B Red Cloud Way, Westbank, BC, V4T 2G9 | T: 250.707.3950



FREEPORT

 FREEPORTINDUSTRIES.CA

STZ'UMINUS FIRST NATION

January 20, 2015

Freeport Industries

Nigel Harrison
#3-5697 Promontory Road
Chilliwack BC
V2R 4M5

RE: Letter of appreciation and recommendation

Dear Nigel,

We are truly grateful for the quality of service your organization provided and also the quality of products used to complete the additional building to our Primary School facilities at Stz'uminus First Nation. Your commitment and attention to customer service is to be commended.

Responding to our queries in a timely and respectful manner was critical to the relationship that we have built with you; Dave Dougherty and others that worked on our beautiful new building.

Your experience working with First Nations organizations is evident and a strong quality that your organization possesses which enhanced our working relationship and was demonstrated in your excellent recommendations.

You can be sure that we will highly recommend your service and continue to do business with you Nigel, Dave and Freeport for years to come.

Highest Regards,

Charlotte Elliott M.Ed
Education Director
Stz'uminus First Nation

cc. SFN Administrator -Ronda Jordan
SFN Chief John Elliott and Council
Dave Doughty

s.21(1)



s.21(1)



Freeport Industries Ltd



FREEPORT
INDUSTRIES

Contact Information

Freeport Industries Ltd.

3522-B Red Cloud Way Westbank,

BC Canada V4T 2G9

www.freeportindustries.ca

Nigel Harrison

General Manager Sales and Business Development BC & Yukon

Cell: 604 313 6506

Fax: 250 707 3951

Email: nigel@freeportindustries.ca

Freeport Industries

Freeport Industries is the only vertically integrated company specializing in the design, development and building out of modular home communities in British Columbia.

Over the past 17 years we have built over 500 new sites in partnership with Retire West Communities Ltd., Western Canada's largest privately held developer of land-leased properties. Freeport provides design, development, construction, marketing/sales and ongoing community management services to Retire West. In addition, Freeport Industries supplies quality factory-built residences and consulting services for new and established modular home communities on strata titled or leasehold land on Vancouver Island and in the Lower Mainland, the BC Interior and Alberta.

The skills and experience Freeport brings to housing developments ensure client satisfaction from consulting on initial planning, marketing and sales to custom design and completed structures.



FREEPORT

INDUSTRIES

City of Vancouver - FOI File # 2018-277

Page 583 of 1535

Manufacturing: Key to Freeport Quality

Complete control of the manufacturing process allows Freeport to design and custom-build modular structures while delivering the best quality in the industry. At our manufacturing plant, we custom design, engineer and build all our products to the CSA A277 standard, a rigorous code applied to modular structures. Freeport Industries is Built Green certified.

Our manufacturing plant, located in West Kelowna BC, supplies factory-built modular structures for shipment to all locations in Western Canada.

The Modular Advantage

Factory-built modular construction provides consistent quality and durability, lower and more predictable costs, shorter timelines and lasting good looks.

Freeport provides the highest-quality modular buildings and related services to clients developing residential, commercial and industrial properties in Western Canada.

Originally founded in 1997 to apply the modular advantage in planned residential communities, the Freeport group of companies has grown rapidly into a diverse, highly capable supplier of factory-built modular structures and related services for a variety of development and building projects.



Freeport Essentials

Pre-Fab

Building structural modules indoors, in a controlled environment, resolves many problems typical of conventional on-site building. Both materials and schedules are less vulnerable to weather conditions. Tolerances are more exact and quality more consistent. Costs are lower and prices and completion dates more reliable, as the work of specialized tradespeople is more easily scheduled and coordinated.

Flexibility

Freeport retains the flexibility to customize designs, materials and components to reflect client requirements and preferences. But no matter how customized the product, full testing of plumbing, wiring, heating and other systems before modules leave our factory ensures every completed structure still meets Freeport's exacting standard.

Environment

In this age of socially responsible approaches to environmental concerns, Freeport modular structures also have a green advantage. Our construction technique provides excellent insulation properties, with reduced energy consumption and carbon emissions. Factory building wastes less material, supports more efficient recycling, and practically eliminates the problem of on-site construction waste.



Freeport Industries Ltd. – Past and current developments

Past Modular Home Projects:

Deerwood Place Estates, Nanaimo BC

Number of homes: 295

Project status: Completed in 2008

s.21(1)



Current Projects Under Construction:

Sage Creek, West Kelowna BC

Number of homes: 275


s.21(1)



Creek's Edge, Port Alberni BC

Number of homes: 93

s.21(1)



s.21(1)



Current Modular Home Parks Under Management:

s.21(1)



Deerwood Place Estates, Nanaimo BC

Sage Creek, West Kelowna BC

Communities featured: Deerwood Place Estates, Nanaimo BC
Sage Creek, West Kelowna BC
Creek's Edge, Port Alberni BC



Freeport Communities

Our vision of what a modular home community could be:

Deerwood Place Estates

The conceptual idea behind Deerwood Place Estates, our first true retirement community, was to build an architecturally attractive village that represents the future of modular home living. We envisioned a development that would have a common clubhouse facility, security gates, perimeter fencing and a location that allows homeowners to access hospitals, recreational facilities and shopping with ease.

Our idea was to have all homes on concrete in-ground foundations, with steep pitched rooflines, attached garages, cultured stone accents and attractive landscaping. This level of detail had never before been implemented in a modular home community in BC. We believed that if we built a beautiful home in a gated community, without selling the land component we could keep our selling prices affordable and allow seniors to continue living within their own communities.

After several years of work, Deerwood is now complete, with 295 homes and nearly 600 people living within the development. The project has been a huge success and is recognized as one of the finest modular home developments in Canada.



Deerwood Place Estates, Nanaimo BC

Freeport provided home designs, construction management, marketing and sales as well as ongoing site management.

- 295 homes marketed to active seniors (65+)
- Project includes a 3,500 square foot clubhouse facility
- Average home size of 1,350 square feet with attached garages on concrete foundations
- Project built out in 2008





Sage Creek, West Kelowna BC

Freeport provided community master planning, site servicing, construction management, home designs, marketing and sales as well as ongoing site management.

- 275 homes marketed to the active seniors (65+) on a 47 acre property
- Average home size of 1,350 square feet with attached garages on concrete foundations 120
- homes out of 275 built to date
- Project will include a 5,000 square foot clubhouse facility
- www.sagecreekliving.com



Sage Creek, West Kelowna BC

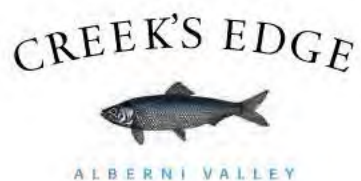
Currently developing phase five of a six phase community.



Sage Creek, West Kelowna, BC

A 1,334 square foot real estate marketing office was built on site, featuring customized display areas and kitchen and bathroom vignettes to showcase the quality of homes and selection of finishes.





Creek's Edge, Port Alberni BC

Creek's Edge is currently selling the first of a four-phase development. Freeport is providing community master planning, site servicing, home designs, marketing and sales expertise.

- 93 homes marketed to active seniors (65+)
- Average home size of 1,350 square feet with attached garages on concrete foundations
- Project will include a 3,000 square foot clubhouse facility
- Seven homes out of 93 built to date
- www.creeksedge.ca



Experience and qualifications of Freeport Industries principals and development team

Over the past 17 years, Freeport has established itself as the industry leader in all aspects of the design and management of modular home communities. Homeowner relations remain the single most important factor in our success, as we treat each purchaser as a client who will be with our company for as long as they reside in one of our communities. We have developed guidelines for overall community management that protect both the individual homeowners and their investment, as well as our company's original vision of an aesthetically pleasing master planned development. Freeport ensures that before a potential buyer purchases one of our homes, they understand the level of quality that we strive for. All front elevations and landscaping are controlled by our team for each home and changes are only permitted after management approval. Another aspect of our capabilities is that we hire and oversee on-site management for the community. Once the team is in place we can act as a liaison between the property owner and management to assist in day-to-day operations and ensure that the community is functioning properly.

General Qualifications:

- Overall site layout design assistance
- Floor plan designs
- Interior and exterior home specification development
- Clubhouse design
- Individual lot landscape design

Marketing:

- Establishing selling prices and lease rates
- Assistance in developing marketing materials: print, advertising, sales centre graphics, signage and website
- Placement of sales representatives and establishing compensation packages
- Sales office design and layout
- Sales office operating procedures
- Establishing options lists and associated pricing schedules

Home Construction Management:

- Establishing site construction costs
- Tendering of all site construction trades
- Project management for all new home builds
- Establishing protocol for the integration between the site construction managers and the factory (plan changes, change orders, online and offline scheduling, and specification changes)

Modular Home Park Management Services:

- Establishing park rules and regulations
- Establishing tenancy agreements
- Assisting in hiring community managers
- Liaising with community managers and residents to ensure that any problems are dealt with in a professional manner

Experience and qualifications of Freeport Industries principals and development team

Todd Venier

Freeport Industries, President

Todd began working in the modular home business in 1992 working for Retire West Communities Ltd. The next five years were spent learning the aspects of the *Residential Tenancy Act*, modular home park management, home design and civil infrastructure concepts. In 1997, Todd formed a joint venture partnership with Retire West and purchased Deerwood Place Estates, a 295 unit modular home development in Nanaimo, British Columbia. At the time of purchase the site had 35 homes built and the development was in receivership. The partnership successfully turned the project around and completed the build out in 2008. In 2004, Todd opened our first manufacturing plant in Parksville, BC, with the intention of building the finest factory-built homes in the industry. In 2007, we opened our second manufacturing facility in West Kelowna, BC. To establish Freeport in the Okanagan market and serve our new development site, Sage Creek. In 2007 Freeport and Retire West purchased Sage Creek, a 46-acre modular home site. To date, we have built 70 units and expect full build out to be in 2015. Over the years we have established a niche market of high quality, affordable land-leased communities that far surpass the trailer parks of yesterday.

Chris Inkster

Freeport Industries, Vice President

After 10 years in the wood products manufacturing business, Chris joined Retire West in 2005 as a project manager, overseeing all on-site construction for the Deerwood Place Estates project in Nanaimo, BC. In 2006, Chris joined Freeport Industries at its manufacturing facility in Parksville, BC as estimator and quality control manager. In 2007, he moved to Kelowna to oversee the operations of the Sage Creek community and Freeport's second manufacturing facility. As a partner in Freeport Industries, Chris's responsibilities include overseeing the manufacturing process, product improvement initiatives, business development, managing project bids and job estimating. Chris graduated from BCIT with a Bachelor of Technology in Business Management.

December 17, 2015

Randy Plewes
3522-B Red Cloud Way
Westbank, BC
V4T 2G9

Attention: Randy Plewes
Operations Manager

Phone: 250 707 3950 email: randy@freeportindustries.ca

To whom it may concern:

Re: **Subject: Freeport Industries**
Babine Elementary Secondary School

We worked with Freeport Industries for the manufacture and install of 5 portables for an addition to the school in Granisle BC. This work was completed during the summer of 2014 and was part of a renovation, addition and part demolition of the existing school.

We were completely satisfied with the performance of Freeport during the design, manufacturer and install of the modular buildings. We scheduled a few site tours at their factory which were beneficial to the consultants during the construction process and everything arrived as expected and went together properly.

I would not hesitate to use Freeport Industries for any modular building component and recommend Freeport Industries as a modular supplier.

If you have any questions, I can be reached at 604-943-8845.

Yours truly,
Unitech Construction Management Ltd.



Jeff Peters, M. Cert PM, Dipl Mktg Sales Management
Project Manager





Horizon North Camp & Catering Partnership
540 Athabasca St W
Kamloops, BC V2H 1C4

February 22nd , 2016

TO: The Vancouver Affordable Housing Agency (the “Housing Agency”)

RE: REQUEST FOR QUALIFICATIONS - NO. PSVAHA2016-01 (the “RFQ”) IN RESPECT OF SELECTING PARTNERS TO SUPPLY PREFABRICATED MODULAR HOUSING

1. Being duly authorized to represent and act on behalf of [Insert full corporate name and if joint venture, then state “on behalf of...” and list the full corporate names of the companies forming the joint venture], the undersigned hereby submits the attached Response and supporting materials on behalf thereof.

2. Herein, the term “Respondent” refers to *[insert full corporate name and if a joint venture, then state “...refers to each of” and list the full corporate names of the companies forming the joint venture]*.

3. The Housing Agency and its representatives are hereby authorized to conduct any inquiries or investigations to verify the statements, documents, and information submitted in connection with this Response, and to seek clarification from the Respondent’s bankers and clients regarding any financial and experience issues, and to do all other things stated in the RFQ.

4. Capitalized terms used herein have the definitions ascribed thereto in the RFQ.

5. The Housing Agency and its representatives may contact the following persons for further information:

Joel Desaulniers, Sales Associate, Strategic Accounts
Ph. 250-828-7236

6. This Response is made with the full understanding and agreement that: (a) any information submitted during qualification may be subject to verification by the Housing Agency, including during evaluation of any subsequent proposal or tender;

(b) the Respondent will (and does hereby undertake to) submit a bona fide proposal or tender in relation to the subject matter of the RFQ (and consistent with this Response) if the Housing Agency invites the Respondent to participate in a request for proposals or invitation to tender;

(c) the Housing Agency may: (i) amend the scope and description of the goods and services to be procured under the RFQ or any subsequent request for proposals process, including the Site-Specific RFPs, varying them from those described herein, or amend the qualifications that may be required to meet those requirements;

(ii) open this process to potential proponents other than the grouping of Pre-Qualified Respondents contemplated by the RFQ;

(iii) determine which City-owned sites targeted for the installation of prefabricated modular housing will be subject to Site-Specific RFPs as contemplated by this RFQ and which may be subject to a separate procurement process;

(iv) reject or accept any or all Responses;

(v) cancel the RFQ process and reject all Responses;

(vi) cancel the RFQ process and commence a new process in respect of the same request for proposals with the same or an amended set of documents, information or requirements;

(vii) request that any Respondent to provide additional information, clarifications or goods samples or demonstrations, without requesting the same from all Respondents;

(viii) terminate the RFQ process and enter into direct negotiations with any party whether or not a Respondent; or

(ix) at any time during the RFQ Term and for any reason whatsoever, including as a result of any review of the Housing Agency's Board, terminate the RFQ and cease restricting eligibility for Site-Specific RFPs to Pre-Qualified Respondents.

(d) neither the Housing Agency nor the City of Vancouver will not be liable in any way whatsoever for any actions described under 4(c) of this letter.

7.The Respondent confirms and warrants that the information disclosed in the section of its Response titled "Conflicts; Collusion; Lobbying" is a complete and accurate response to Section 7.0 of the RFQ.

8.The Respondent acknowledges and agrees that the RFQ Documents are, in no way whatsoever, an offer to enter into an agreement except on the limited terms and conditions expressly stated in this letter, and submission of this Response by the Respondent does not in any way whatsoever create any obligation on the part of the Housing Agency to treat the Respondent's or any other respondent's Response in any particular manner or undertake the Housing Agency's RFQ process in any particular manner (except as expressly stated below in this letter with respect to confidentiality).

9.The Respondent acknowledges and agrees to the information disclaimers and other terms and conditions set forth in the RFQ.

10.Except only and to the extent that the Housing Agency is in breach of Section 11 of this letter, the Respondent now releases the Housing Agency, the City of Vancouver and their respective directors, officials, agents and employees from all liability for any costs, damages or losses incurred in connection with the RFQ, including any cost, damages or losses in connection with:(a)any alleged (or judicially

determined) breach by the Housing Agency or its directors, officials, agents or employees of any obligation or duty under the RFQ;

(b) any unintentional tort of the Housing Agency or its directors, officials, agents or employees occurring in the course of conducting the RFQ; or

(c) the manner in which the Housing Agency: reviews, considers, evaluates or negotiates any Response; addresses or fails to address any Response; or resolves to enter into any contract or not enter into any contract.

11. Subject to the applicable provisions of the *Freedom of Information and Protection of Privacy Act* (British Columbia) and the Housing Agency's right to publicly disclose information about or from any Response, including without limitation names and prices, in the course of publicly reporting to the Vancouver City Council about the RFQ, the Housing Agency will treat the Response (and the Housing Agency's evaluation of it), in confidence in substantially the same manner as it treats its own confidential material and information.

12. The Respondent acknowledges receipt of the following amendments and addenda (if applicable);

Amendment/Addendum No.1 Date: February 17, 2016

Amendment/Addendum No. 2]Date: February 22, 2016

Amendment/Addendum No. [Complete]Date: [Complete]


13. Any dispute relating to the RFQ (except to the extent that the Housing Agency breaches Section 11 above) will be resolved by arbitration in accordance with the *Commercial Arbitration Act* (British Columbia), amended as follows: (a) The arbitrator will be selected by the Housing Agency;

(b) Section 10 of this letter, and the other provisions hereof, will apply; and

(c) The Respondent will bear all costs of the arbitration.

14. The Respondent (a) has read, understands and agrees to the terms and conditions in this letter, (b) has had an opportunity to seek legal counsel and (c) affirms that the statements made in its Response are true and correct in every detail.

Respondent Name(s): Horizon North Camp & Catering Partnership

Signature: 

Date: February 22nd, 2016

Name of Signatory: Doug Berger

Title of Signatory: VP Business Development

Mailing Address: 540 Athabasca St West Kamloops, BC V2H 1C4

Telephone No.: 250-828-2644

Fax No.: 250-828-2025

Key Contact Person: Joel
Desaulniers

E-mail:
jdesaulniers@horizonnorth.ca

GST Registration No.: 857066815
RT0003

Date and Jurisdiction of
Incorporation: July 5, 2007

City of Vancouver

WorkSafeBC Registration 815170

REQUEST FOR QUALIFICATION NO. PSVAHA2016-01

CLOSING TIME: 3:00PM FEBRUARY 26, 2016

HORIZON NORTH CAMP & CATERING PARTNERSHIP

540 ATHABASCA ST WEST

KAMLOOPS, BC, V2H 1C4

PH. 250-828-7236

FAX. 250-828-2025

CONTACT: JOEL DESAULNIERS

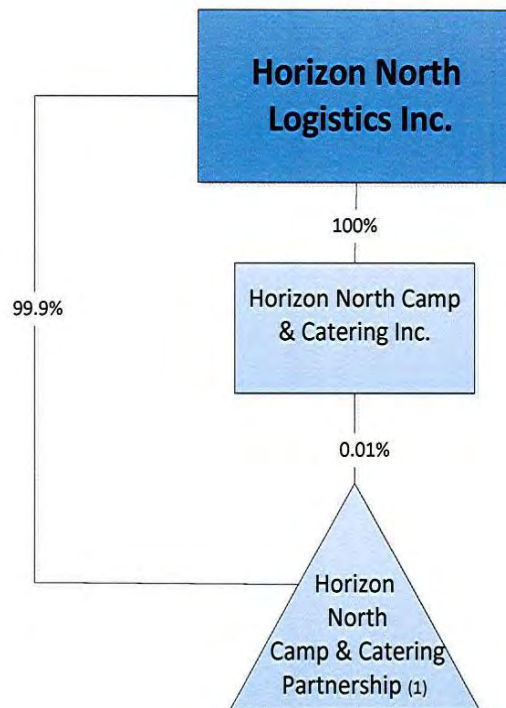
HORIZON NORTH CONFIRMS INTEREST IN BOTH PROJECT TYPES 1 AND 2

TABLE OF CONTENTS

1. Corporate Experience
2. Corporate Capability
3. Completed and Current Major Projects

CORPORATE EXPERIENCE

Horizon North Camp & Catering Partnership is the operating partnership of Horizon North Logistics (see Company Organizational Chart). Horizon North Logistics (Horizon North) is a publicly-traded company that provides full service solutions in permanent modular residence, camps and catering, modular manufacturing and construction, remote power solutions and transportation and logistics.



(000's)	2015		2014	
	Q3	YTD	Q3	YTD
Revenue	\$ 82,311	\$ 301,167	\$ 121,895	\$ 340,200
EBITDAS	\$ 14,435	\$ 53,942	\$ 26,046	\$ 65,092
Net Income	\$ (273)	\$ 4,119	\$ 8,178	\$ 16,697
EPS	\$ -	\$ 0.04	\$ 0.07	\$ 0.15
Net Capital Spending		\$ 33,784		\$ 84,062
Annual Capital Plan		\$ 50,000		\$ 100,000
Total Debt to TTM EBITDAS		0.64:1		1.79:1
Credit Facilities Available		\$ 200,000		\$ 175,000
Drawn		\$ 47,316		\$ 139,151
Available Capacity		\$ 152,684		\$ 35,849

Financial Covenants	Required	TTM 2015
Senior Debt to EBITDAS ratio	< 3.00 to 1	0.64 to 1
Total Debt to EBITDAS ratio	< 4.25 to 1	0.64 to 1
Interest Coverage ratio	> 3.00 to 1	20.1 to 1

Horizon North has a strong balance sheet and has the capital available to finance these proposed projects as well as others concurrently. As noted in the table above, significant credit facilities are available to undertake this project. In addition, we are able to provide creative financing options; a straight rental, lease or rent to own could be discussed.

Please refer to this [link](#) to review Horizon North's financial statements.

Horizon North has a total of 1,200 employees across all divisions. The Horizon North Manufacturing division includes a design and estimating team of 17 staff members and a manufacturing and installation team of carpenters, electricians, plumbers and general labourers of 300 employees, situated out of the Kamloops operation. The Transportation division has 50 late model specially design transport trucks and trailers for hauling the units to site. In addition, Horizon North has in its fleet numerous variations and combinations of workforce housing, kitchen facilities and offices and could be used on a short term basis until the more permanent solution was manufacturing and installed. These buildings could be delivered and occupied within a few days' notice.

s.21(1)



Horizon North has no litigation or claims against, nor has it made any claims against the City during the three years prior to the Closing Time.

CORPORATE CAPABILITY

HN is proud to build and deliver a total package of modular products and services. From permanent modular apartments, hotels and affordable housing to all workforce accommodations. Our turnkey project management provides customers with design, engineering, manufacturing, transportation, logistics, site works and field services. Offering custom modular manufacturing solutions out of Kamloops, BC. HN oversees the in-house design, manufacturing, quality assurance and control, project administration, transport and site installation. We pride ourselves in the quality of our products which are considered world class within the modular building industry, offering full service solutions in Canada and Alaska, USA.

The fabrication would be scheduled to be completed at Horizon North's environmentally controlled 110,000 sq ft manufacturing facility located on the traditional First Nations land of the Tkemlups Te Secwepemc in Kamloops, BC. Manufacturing output at this facility can readily exceed the production requirements of this project. The Kamloops plant on its own is capable of producing up to 25 units per week. It takes approximately 10 days from a unit entering the plant to completion and ready to transport.

Regarding the use of local labour and subcontractors, Horizon North will make every reasonable effort to engage with and award contracted work to a local subcontractor for activities at site. We feel strongly about the need to work with and provide returns to the communities that we are operating in and have had tremendous success with local companies. Horizon North will, where possible, hire locally for those skills that are required for the job.

Horizon North acknowledges that the schedule is a key component to the project and to the project's overall success. Horizon North has no manufacturing commitments or conflicts that would interfere with this project meeting a schedule proposed by the Housing Agency.

Planning is critical and essential to our construction methodology and all construction activities are planned out in advance. With a plan established for the work, progress reporting, measurement and trend analysis can be performed. Progress is reported through our daily reports and consolidated and verified on a monthly basis by our project management team. Production rates are calculated and trend analysis is done to ensure that the work is progressing as planned, on budget and on schedule while meeting the quality requirements. Issues are dealt with pro-actively if and when they arise. Accurate quantity reporting is key and fundamental to accurately track, monitor and forecast performance.

To ensure the project schedule and milestones are maintained, senior management will meet weekly to review performance against established KPI's for Safety, Quality, Efficiency, Schedule and Human Resources. Monthly meetings are held to review overall business performance including detailed project reviews.

Resumes of Key Personnel – Executive Team

Horizon North is led by an executive team that oversees all aspects of the operations through day-to-day management and monthly review and analysis. The Design, Manufacturing, Construction, Safety and Quality team is managed through its department managers at Horizon North's Kamloops, British Columbia location. This team oversees the various aspects of the project including the construction management team at site.

Position	Job Description
Rod Graham President & CEO	<p>As President and CEO, Rod has overall operations and management responsibility for Horizon North. He previously held the position of Senior Vice President, Corporate Development and Planning from January to November 2014. Rod has also served as Chairman of the Board of Directors from May 2012 to January 2014.</p> <p>From 2010 to 2012, Rod was the President and CEO of ZCL Composites Inc. Prior to his role at ZCL, he was co-founder and Managing Director of Northern Plains Capital Corporation, a Calgary-based private equity firm focused on investing in oilfield and energy industrial companies. From 1998 to 2004, Rod worked at Peters & Co. Limited in institutional sales, and with ARC Financial Corporation serving as Senior Vice President and Director. Rod holds an HBA from Wilfrid Laurier University, a CFA and a MBA (Ivey Scholar) from the University of Western Ontario. He has served on multiple public and private boards.</p>
Scott Matson VP Finance & CFO	<p>As Senior Vice President Finance and CFO of Horizon North, Scott oversees the finance and accounting, tax and treasury, and reporting functions. He has been with Horizon North since its public launch in 2006 as the Corporation's first Controller, Operations Finance.</p> <p>From 2005 to 2006 Scott was Group Controller, Canada for Precision Energy Services. Prior thereto, he was Manager, Financial Reporting & Analysis for Precision Energy Services from 2002 to 2005. Scott has a degree from the University of Calgary. Scott articulated with KPMG LLP in Calgary, Alberta and obtained his Chartered Accountant designation in 1998.</p>

<p>Jeff Thomas</p> <p>VP Sales and Marketing</p>	<p>As Vice President Sales and Marketing, Jeff oversees all aspects of Horizon North's Sales and Marketing functions. He is responsible for creating a single, cohesive sales and marketing team through comprehensive strategy, and standardized systems and processes. Jeff and his team are responsible for achieving growth in sales, profitability and market share in both incumbent and new markets.</p> <p>Prior to joining Horizon North, Jeff spent 11 years with Xerox where he led significant growth in new product lines, and had several roles in Operations, Sales and Management. More recently, Jeff spent 10 years with ADP leading the Multinational Sales Organization for Asia Pacific with sales and marketing teams spread throughout 14 countries. He was also a key individual responsible for leading ADP's journey from a payroll outsourcing company to a fully integrated Human Capital Management company.</p> <p>Jeff attended the University of Manitoba and completed Professional Project Management Studies at Mount Royal College.</p>
<p>Craig Shenher</p> <p>Senior VP Business Development</p>	<p>As Senior Vice President Business Development for Horizon North, Craig is responsible for overseeing the overall development of strategy and execution for new business and marketing opportunities. Craig joined Horizon North in May 2007 as Vice President, Business Development bringing with him over 18 years of experience in the construction and modular industry, of which 8 years was spent with ATCO Structures. Earlier in his career, Craig gained sales experience by working for 12 years with a commercial real estate development company in the Northwest Territories.</p> <p>Craig received a degree in Business from the University of Regina. He was the former Chairman of the Northwest Territories Housing Authority and holds a RPA (Real Estate) Certificate. Craig sits on various volunteer boards including Minerva Foundation, Make a Wish Foundation, Coats for Kids, and the Women's Shelter.</p>
<p>Warren Murray</p> <p>Senior VP Camps & Catering</p>	<p>As Senior Vice President Camps & Catering for Horizon North, Warren is responsible for the overall development and maintenance of food services, housekeeping, camp management, and camp equipment fleet management.</p> <p>Warren has over 35 years of experience in the industry. From 1997 to 2008, Warren gained experience in numerous roles as Field Supervisor, Operations Manager, Account Executive, Sales Manager and Vice President Sales within PTI Premium Camp Services Ltd. Prior to his career at PTI, he worked at Hofman Camp Services from 1977 to 1985 in numerous positions including operations manager.</p> <p>Warren has training in Plastic Technology and Leadership Essentials from the Niagara Institute.</p>

<p>Bill Anderson VP HSE and Quality</p>	<p>As Vice President Quality, Health, Safety Environment of Horizon North, Bill is responsible for delivering world class safe work procedures and safe workplace behaviors for all company related activity, focusing on: environmental protection; employee, client and public safety; quality; and regulatory compliance.</p> <p>Bill gained extensive experience in the field of logistics, operations and safety during his 25 year career with BP, before joining Horizon North in 2006. This experience, coupled with unwavering commitment to Horizon North employees has contributed to the success of Horizon North's dynamic and multi-faceted Safety and Quality programs. Bill's Aboriginal heritage provides deep insights into first nation's business ventures within Horizon North.</p> <p>Bill graduated from the Civil & Structural Technology program from the BC Institute of Technology and he is a member of the Alberta Society of Engineering Technologists.</p>
<p>Kapul Gill VP Manufacturing</p>	<p>As Vice President Manufacturing for Horizon North, Kapul oversees the execution of camp and modular unit estimating, design, manufacturing, and installation activities as well as access mat manufacturing.</p> <p>Kapul brings with him over 28 years of experience in manufacturing within a number of industries including automotive, aerospace, and luxury yachts. From 2012 to 2015, Kapul was the Chief Operating Officer at ZCL Composites Inc. Prior to his role at ZCL, he worked in Senior Management positions for companies in Ontario including; PMP (Automotive) Ltd., and Pratt & Whitney Aerospace. Kapul brings with him international experience working as General Manager at Princes Yachts, and other Senior Positions at Jaguar, Honda, and Rover in England.</p> <p>Kapul has a received his Doctorate in Philosophy from the Coventry University in England. He was also awarded his Masters of Science Degree from the University of Warwick, and his Bachelor of Science Degree from Coventry University.</p>
<p>Mike Hammerschmidt VP Transportation & Logistics</p>	<p>As Vice President Transportation & Logistics for Horizon North, Mike is responsible for the overall operations and management of transportation and relocatable structures logistics related activities.</p> <p>Mike has 35 years of oilfield service related experience helping to introduce access matting solutions to the Canadian oilfield industry in 1998 through his work for International Mat of Canada.</p> <p>Mike is a graduate of the Petroleum Technician program at the Southern Alberta Institute of Technology.</p>

Resumes of Key Personnel – Project Team

Position	Job Description
<p>Court Forsyth Project Manager</p>	<p>The Project Manager, reporting to the Senior Project Manager, is responsible for project controls and reporting, and ensuring that projects are completed safely, on schedule and within budget.</p> <p>Court has 6 years with Horizon North managing some of the largest projects for Suncor, Cenovus and Imperial Oil from the initial kickoff meeting to project closeout. Court would coordinate the design and engineering, manufacturing, transport and installation of the project. Court would be the direct contact with the City of Vancouver and Housing Agency on this project. Court would manage the contract and any change orders if any as the project progresses.</p> <p>Court has a Diploma in Construction Engineering Technology from Northern Alberta Institute of Technology and has a Gold Seal in Construction Management from The Canadian Construction Association.</p>
<p>Rick Alexander Manufacturing Manager</p>	<p>The Manufacturing Manager, reporting to the VP Manufacturing, is responsible for the safe daily operation and activities related to manufacturing/production, purchasing, material management and shipping/receiving. Responsible for developing and overseeing production processes and schedules to insure that efficiency and performance targets are met and production is timely and cost-effective. Coordinate with the Quality Control and Design departments to ensure that product specifications and standards are being upheld throughout the manufacturing process.</p> <p>Rick has 18 years with Horizon North in various positions the last 10 as Manufacturing Manager in Kamloops. Rick has lead a team of up to 300 employees in manufacturing of all aspects including large workforce accommodations to Seniors Housing and apartments buildings. In addition, Rick has lead his team for continuous improvement and 5 S processes.</p>
<p>Ramon Lazcano Quality Manager</p>	<p>The Quality Manager, reporting to the VP of HSE and Quality, is responsible for the development and implementation of systems and processes for the assurance of product quality across all Horizon North Manufacturing operations. The Group Quality Assurance Manager promotes, develops, and oversees compliance of the Company quality system by assuring compliance of customer requirements by managing quality policies, standards, procedures, programs, and practices.</p>

	<p>Ramon brings 12 years' experience in a variety of operations, logistics and quality control positions through Toyota, Leggett & Pratt and Lafarge Canada. Ramon has trained through McGill University on ISO9001, TPS and Continuous Improvement processes and received Kaizen experience through Toyota and Leggett & Pratt. This experience has been used to continue to develop QA/QC processes for Horizon North.</p> <p>Ramon has an MBA from McGill University, Montreal and a BEng, Chemical Engineering from Universidad Autonoma del Estado de Mexico, Mexico</p>
<p>Andy Muzio</p> <p>Design Team Leader</p>	<p>Reporting to the Design and Engineering Manager, the Design Team Leader is responsible for the architectural designs and production drawings for all projects. The Design Team leader works with Owners and/or Consultants to finalize a design that meets the requirements of the projects.</p> <p>Andy has over 12 years in modular custom design and manufacturing. Ten years have been with Horizon North. Prior to that he began his career with another significant modular manufacturer. Andy has designed major workforce housing projects in the Oil Sands as well as permanent modular hotels, apartments and senior and affordable housing units. Andy has in depth knowledge of Building Code requirements as well as specific requirements of the City of Vancouver. Andy also works with engineering firms providing certification for structural, mechanical, electrical and code compliance for the projects.</p> <p>Andy has a Civil Drafting Certificate from the University of the Fraser Valley. He also an associate of the Applied Science Technologists and Technicians of British Columbia (ASTTBC) and holds a certificate of competence for the Alberta Building Code, Part 10 Relocatable Industrial Accommodations.</p>
Code Consultant	Please refer to attached GHL Consultants Ltd. document

s.21(1)



Horizon North is ready, willing and able to take on the requirements of this proposed RFQ. Horizon North is a vertically integrated company with a suite of in-house services to ensure its clients' needs are taken care of. To satisfy the requirements of this RFQ Horizon North's Design, Manufacturing, Transportation and Site Work and Field Services divisions would be the most heavily relied upon.

Design

Horizon North utilizes an Integrated Design Engineering Team approach, employing standard processes and documentation throughout the project to ensure clarity on scopes of work, integrity of inputs, validation of design outputs and to produce optimized final product performance in the context of safety, quality, schedule, budget, operating and maintenance costs and client satisfaction.

The Integrated Design Team assembled for City of Vancouver housing project previous experience working on similar projects, which include:

- Horizon North Technical Services Manager: Provides overall direction and control
- Horizon North Design Team Lead: accountable for the direction and control
- Horizon North Internal Design Team: drafting, value engineering, quality control, audits
- GHL Consultant Ltd; Building and Fire Science: Architectural, Vancouver Building by-law and Professional Code Consultancy

Manufacturing

Prior to manufacturing commencement, the Project Team holds kick-off meetings with the Manufacturing Manager and trade lead-hands to identify any manufacturing challenges and to ensure communication of specific technical items that need to be managed. Finalized manufacturing drawings are released to manufacturing and inspection and test plans are created to manage compliance and validation activities. Procurement management identifies all long lead purchases to be made based on the manufacturing schedule and sources those items in advance of the buildings going on line.

In order to meet the large number of suites requested in this RFQ, Horizon North would require near full capacity of the manufacturing facility. For an example, consider the request in Project 2 for 100 living units. Horizon North would propose building 4, four (4) story complexes which include 27 suites per complex. Each complex is comprised of 40 modular buildings. These 160 modular buildings could be completed in as little as 8 weeks at full manufacturing capacity.

Transportation

Horizon North recognizes that the transportation of goods and materials through the city of Vancouver is a critical component of the project. Horizon North will be using its internal fleet for transportation and obtaining the required permitting prior to transport. Horizon North has a substantial experience in transporting large modular buildings in the downtown Vancouver core. A Pre-trip route would be established along with a pole car height study to ensure there are no conflicts with existing city infrastructure. Transportation will be fully managed by our transport division focusing on scheduling, safety, quality and local community impacts.

Modular buildings will be inspected by Quality Control representatives before and after transportation. Furnishings and fixtures will be secured, and modular buildings will be made weather tight for safe transportation. Horizon North will ensure coordination between manufacturing plants, transportation manager, site crews, and staging area requirements.

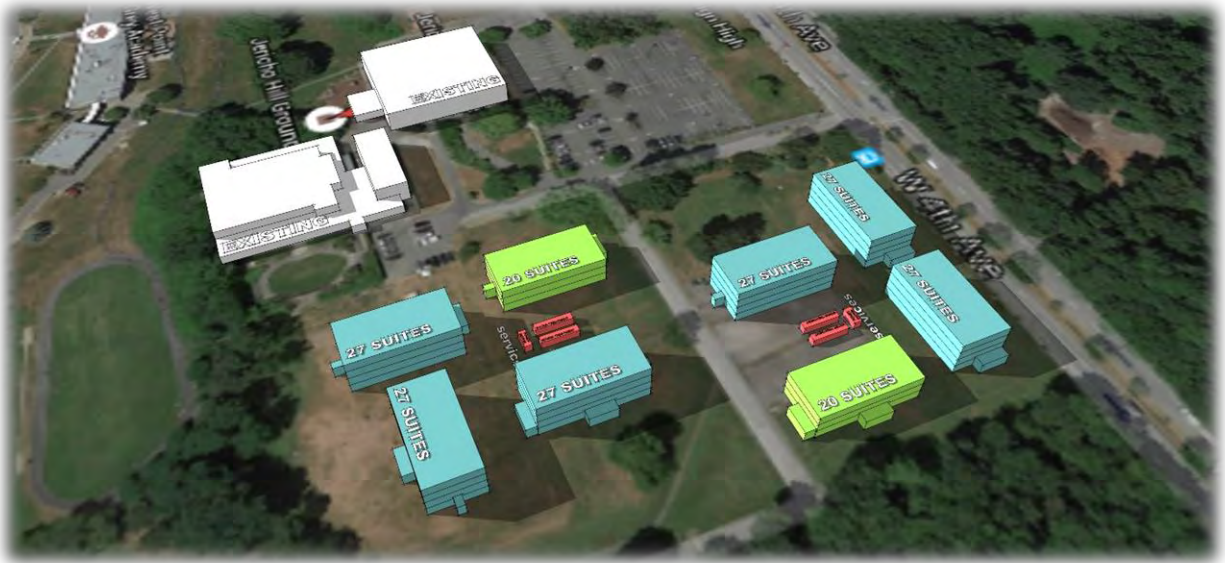
Site Work and Field Services

Horizon North's Site Work and Field Services department manages over 200 full time workers available for site specific field work and installations in remote locations. These specially trained team of Project Managers, Construction Managers, skill labourers, equipment operators and health and safety personnel ensure the installation portion of the projects are completed on time, on budget, with no incidents. In order to satisfy the requirements of this RFQ the Site Work and Field Services team would be robust, with a large number of workers onsite to ensure the installation process went as efficiently, quickly, and safely as possible.

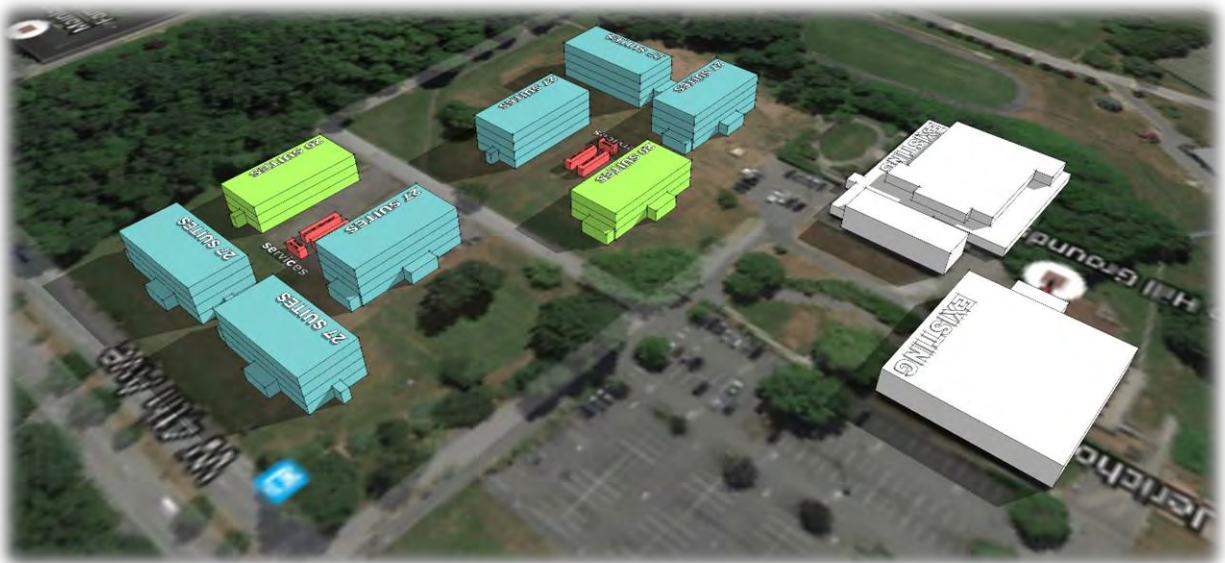
Presently, Horizon North has a number of projects which it is working on for a number of different clients. However, these projects will not impact the ability to delivery on this project schedule.

ARTIST'S CONCEPTUAL DRAWINGS

As an example of a potential multi-storey, multi-family residential complex, Horizon North presents the following conceptual drawings.



Sample Site Layout (Artist Concept Only)



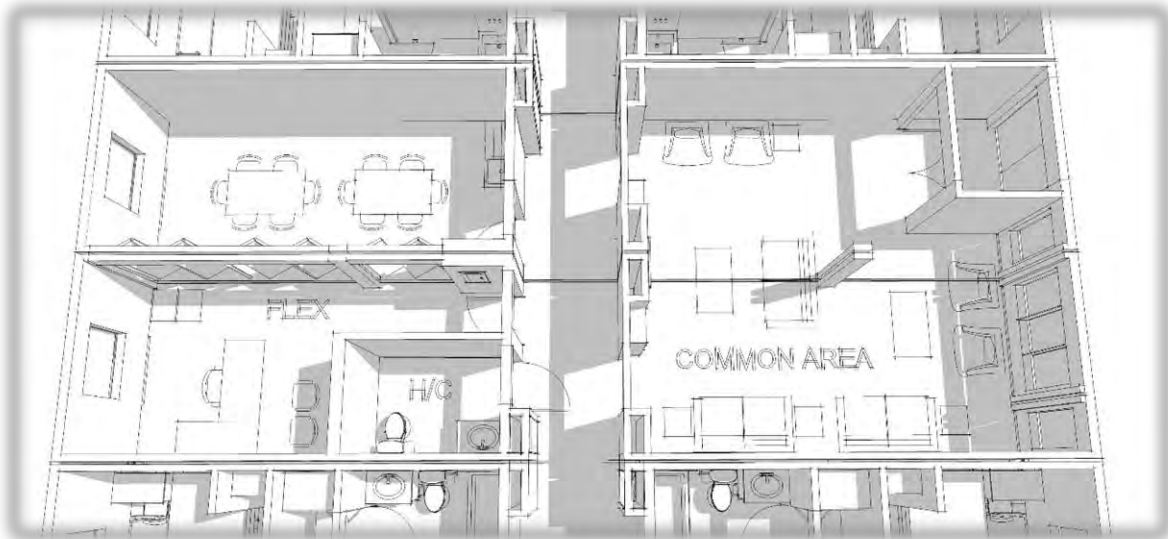
Sample Site Layout (Artist Concept Only)



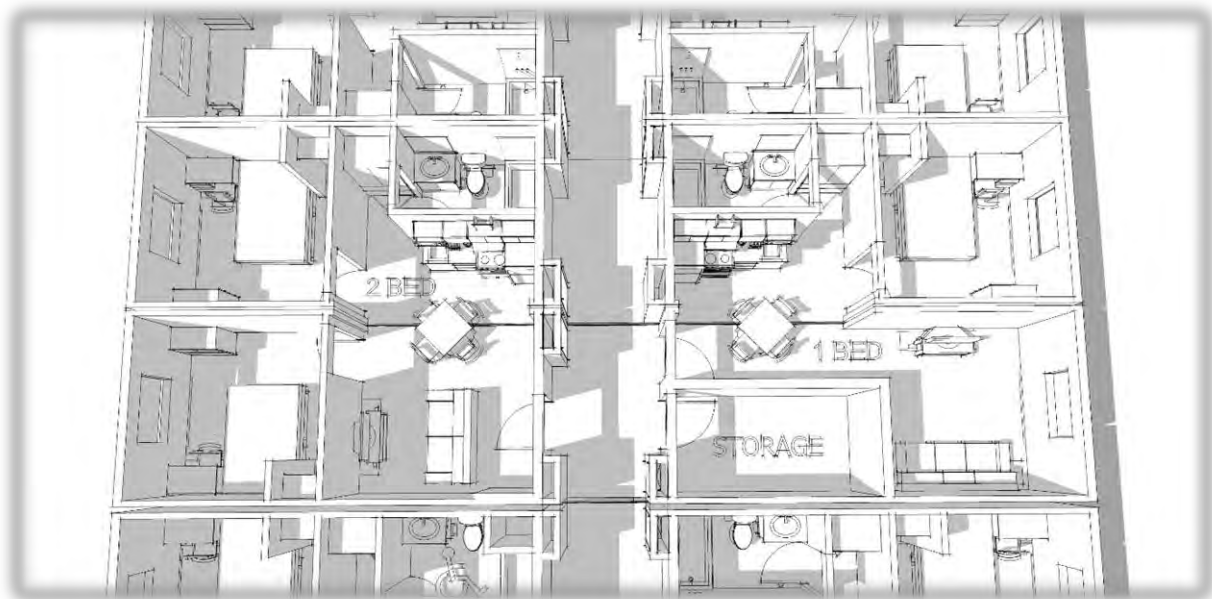
Exterior Perspective – 4 Storey, 27 Suites (Artist Concept Only)



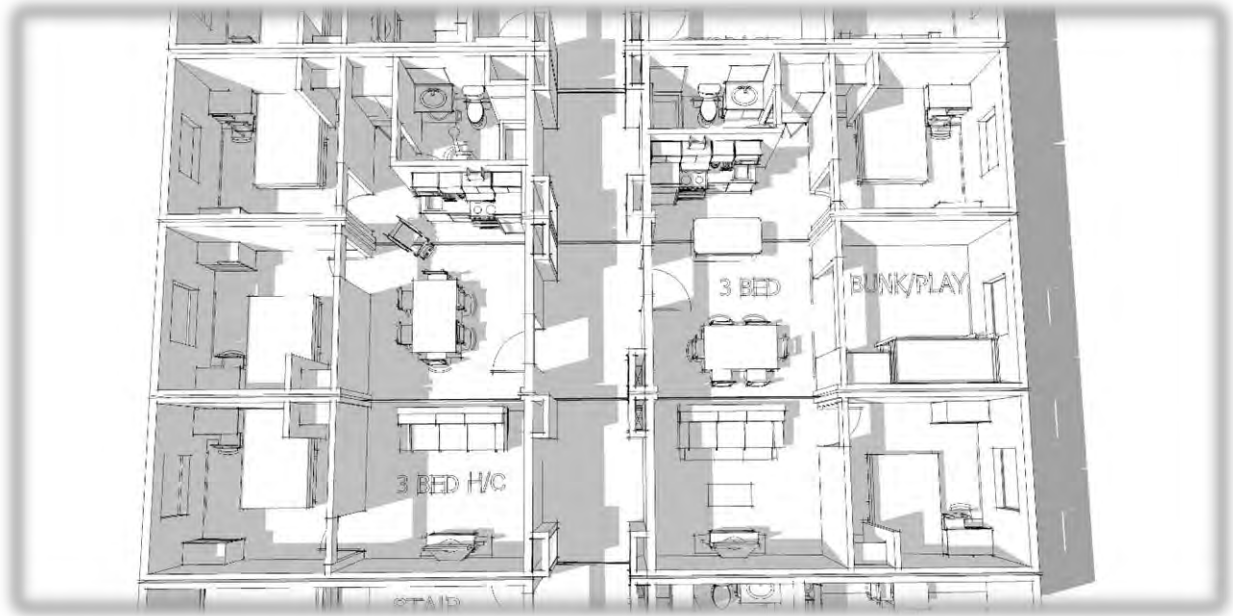
Exterior Perspective – 3 Storey, 20 Suites (Artist Concept Only)



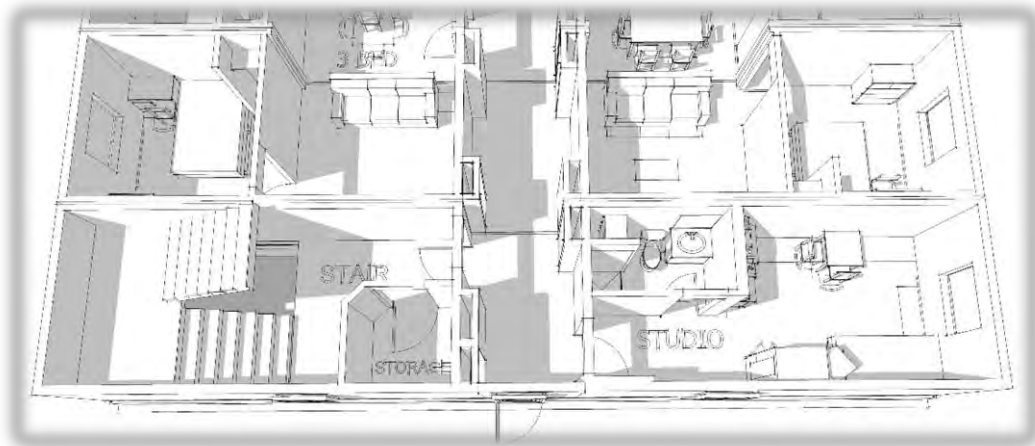
Interior Perspective – Flex / Common Spaces (Artist Concept Only)



Interior Perspective – 1 / 2 Bedroom (Artist Concept Only)



Interior Perspective – 3 Bedroom H/C / 3 Bedroom (Artist Concept Only)



Interior Perspective – Studio (Artist Concept Only)

Aon Reed Stenhouse Inc.
 1100 - 1st Street SE
 4th Floor
 Calgary AB T2G 1B1
 tel 403-267-7010 fax 403-261-0897

Re: Evidence of Insurance

To Whom It May Concern

Insurance as described herein has been arranged on behalf of the Insured named herein under the following policy(ies) and as more fully described by the terms, conditions, exclusions and provisions contained in the said policy(ies) and any endorsements attached thereto.

Insured

Horizon North Camp & Catering Partnership
 Suite 1600, 505 - 3rd Street S.W.
 Calgary, AB T2P 3E6

Coverage

Commercial General Liability	Insurer	s.21(1)
Policy #	s.21(1)	
Effective	01-Jun-2015	Expiry 01-Jun-2016
Limits of Liability	Bodily Injury & Property Damage, Each Occurrence s.21(1) Personal Injury & Advertising Liability s.21(1) Employers Liability s.21(1) Tenant's Legal Liability - All Risks s.21(1) Non-Owned Automobile Liability s.21(1) Includes Contractual Liability Includes Cross Liability & Severability of Interests clause Policy may be subject to a general aggregate and other aggregates where applicable	
Automobile Owners Form	Insurer	s.21(1)
Policy #	s.21(1)	
Effective	01-Jun-2015	Expiry 01-Jun-2016
Limits of Liability	Third Party Liability s.21(1) All Vehicles Owned by or Leased by and Licensed in the Name of the Insured Bodily Injury, Death and Property Damage per occurrence SEF 21b - Blanket Basis Fleet	
Umbrella Liability	Insurer	s.21(1)
Policy #	s.21(1)	
Effective	01-Jun-2015	Expiry 01-Jun-2016
Limits of Liability	Each Occurrence s.21(1) in excess of the above scheduled limit(s) Policy may be subject to a general aggregate and other aggregates where applicable	

THE POLICY CONTAINS A CLAUSE THAT MAY LIMIT THE AMOUNT PAYABLE
 OR, IN THE CASE OF AUTOMOBILE INSURANCE,
 THE POLICY CONTAINS A PARTIAL PAYMENT OF LOSS CLAUSE

Ref. No. 320007214146

CERTIFICATE OF INSURANCE

Property

Insurer

s.21(1)

Policy #

s.21(1)

Effective

01-Jun-2015

Expiry

01-Jun-2016

Perils Insured

All Risks of Direct Physical Loss or Damage (except as excluded)

Terms and / or Additional Coverage

The above Commercial General Liability policy is Broad Form Property Damage.

THIS CERTIFICATE CONSTITUTES A STATEMENT OF THE FACTS AS OF THE DATE OF ISSUANCE AND ARE SO REPRESENTED AND WARRANTED ONLY TO THE INSURED. OTHER PERSONS RELYING ON THIS CERTIFICATE DO SO AT THEIR OWN RISK.

Aon Reed Stenhouse Inc.



Dated : 04-June-2015
Issued By : Gale, Walter A
Tel : 14032677894

THE POLICY CONTAINS A CLAUSE THAT MAY LIMIT THE AMOUNT PAYABLE
OR, IN THE CASE OF AUTOMOBILE INSURANCE,
THE POLICY CONTAINS A PARTIAL PAYMENT OF LOSS CLAUSE

AON



SCHEDULE 5 - DECLARATION OF SUPPLIER CODE OF CONDUCT COMPLIANCE

DECLARATION OF SUPPLIER CODE OF CONDUCT COMPLIANCE

Purpose: All proposed suppliers are to complete and submit this form to certify compliance with the supplier performance standards set out in the Supplier Code of Conduct.

The Housing Agency and The City of Vancouver expects each supplier of goods and services to the City to comply with the supplier performance standards set out in the City's Supplier Code of Conduct (SCC) <http://vancouver.ca/policy_pdf/AF01401P1.pdf>. The SCC defines minimum labour and environmental standards for City suppliers and their subcontractors.

Suppliers are expected to comply with the aforementioned standards upon submitting a tender, proposal, application, qualification, expression of interest or quotation to the Housing Agency, or have a plan in place to comply within a specific period of time. The Housing Agency reserves the right to determine an appropriate timeframe in which suppliers must come into compliance with these standards. To give effect to these requirements, an authorized signatory of each proposed vendor must complete the following declaration and include this declaration with its submission:

As an authorized signatory of Horizon North Camp & Catering Partnership, I declare that I have reviewed the SCC and to the best of my knowledge, Horizon North Camp & Catering Partnership and its proposed subcontractors have not been and are not currently in violation of the SCC or convicted of an offence under national and other applicable laws referred to in the SCC, other than as noted in the table below (*include all violations/convictions that have occurred in the past three years as well as plans for corrective action*).

Section of SCC / title of law	Date of violation / conviction	Description of violation / conviction	Regulatory / adjudication body and document file number	Corrective action plan

I understand that a false declaration and/or lack of a corrective action plan may result in no further consideration being given to the submission of Horizon North Camp & Catering Partnership

Signature:

Name and Title: Doug Berger, VP Business Development

PRICING PROFORMA

Table 1: Sample Pricing for Modular Housing

Type of Product or Description of Product	Unit of Measurement	Price
Cost for Prefabricated Modular Housing Units	Total Price	s.21(1)
Delivery of Prefabricated Modular Housing Units	Total Price	
Installation of Prefabricated Modular Housing Units including foundations	Total Price	
Installation of sprinklers and sprinkler connections to outside services	Total Price	
Plumbing works including water, waste and sprinkler connection to outside services	Total Price	
Electrical work including connection to outside service, the supply and installation of hard wired smoke and CO2 sensors	Total Price	

Supply and installation of 5lb wall hung Fire extinguishers as required	Each	s.21(1)
Exterior skirting	Total Price	
Demobilization*	Total Price	
Price before GST or other applicable taxes		

Table 2: Sample Pricing for Communal Amenity Area

Type of Product or Description of Product	Unit of Measurement	Price
Cost for Communal Amenity Area, including foundations	Total Price	s.21(1)
Delivery of Communal Amenity Area	Total Price	
Installation of Communal Amenity Area including foundations (if not included above)	Total Price	
Plumbing works including connection of small kitchenette to outside services	Total Price	
Installation of sprinklers and sprinkler connections to outside services	Total Price	
Electrical work including connection to outside services, the supply and installation of interior and exterior lighting, hard wired smoke and CO2 sensors	Total Price	
Supply and installation of 5lb wall hung Fire extinguishers as required	Each	
Exterior skirting	Total Price	
Demobilization*	Total Price	
Price before GST or other applicable taxes		

*Horizon North wishes to define “demobilization”. In this pricing structure demobilization refers to the disbanding and discharge of the installation crew and equipment once the housing complex is installed. It does not refer to any dismantling, recovery and/or return transportation of the equipment after a given period of occupancy. Should Vancouver Affordable Housing Agency require a “recovery” rate, Horizon North can provide one, upon request.

Table 3: Sample Financing

Total Purchase Price	s.21(1)
Monthly Lease Payment	
Year One Buyout Price	
Year Two Buyout Price	
Year Three Buyout Price	
Year Four Buyout Price	
Year Five Buyout Price	

Table 4: Unit Size

For the purpose of this proforma, the Respondent is to assume the Unit sizes are as per the table below:

Unit Type	Approximate Size in Square Feet
Studio	320
One bed	450
Two bed	650
Three bed	800

Table 5: Sample Pricing for Project Type 2

Type of Product or Description of Product	Unit of Measurement	Sample Price for 100 Units	Sample Price for 250 Units	Sample Price for 500 Units	Sample Price for 1000 Units
Construction of Prefabricated Modular Housing Units	Per Square Foot	s.21(1)			
Delivery of Prefabricated Modular Housing Units	Total Price				
Installation of Prefabricated Modular Housing Units including foundations	Total Price				
Plumbing works including any necessary connection to outside services	Total Price				
Installation of sprinklers and sprinkler connections to outside	Total Price				

services					
Electrical work including the connection to outside services, supply and installation of interior and exterior lighting, hard wired smoke and CO2 sensors	Total Price	s.21(1)			
Construction of a communal amenity area	Total Price				
Demobilization	Total Price				
Price before GST or other applicable taxes					

*Horizon North wishes to define “demobilization”. In this pricing structure demobilization refers to the disbanding and discharge of the installation crew and equipment once the housing complex is installed. It does not refer to any dismantling, recovery and/or return transportation of the equipment after a given period of occupancy. Should Vancouver Affordable Housing Agency require a “recovery” rate, Horizon North can provide one, upon request.

CONFLICTS/COLLUSION/LOBBYING

7.1 Conflicts of Interest Generally

Horizon North confirms no officer, director, shareholder, partner, employee or contractor of the Respondent, or any other person related to the Respondent's organization (a "person having an interest") or any spouse, business associate, friend or relative of a person having an interest is:

1. an elected official or employee of the City or the Housing Agency; or
2. related to or has any business or family relationship with an elected official or employee of the City or the Housing Agency,

7.2 Former City or Housing Agency Employees

Horizon North confirms no person having an interest (as defined above) is a former official, former employee or former contractor of the City or the Housing Agency who has non-public information relevant to the RFQ obtained during his or her employment or engagement by the City or the Housing Agency.

7.3 Other Clients

Horizon North confirms they are not engaged in supplying (or is proposing to supply) goods or services to a third party such that entering into an agreement with the City or the Housing Agency in relation to the subject matter of the RFQ would create a conflict of interest or the appearance of a conflict of interest between the Respondent's duties to the City or the Housing Agency, and the Respondent's duties to such third party.

7.4 Collusion

Horizon North confirms they are not competing for purposes of the RFQ with any entity with which it is legally or financially associated or affiliated. Each Respondent must also disclose whether it is cooperating in any manner in relation to the RFQ with any other Respondent responding to the RFQ.

7.5 Lobbying

Horizon North confirms they or any officer, director, shareholder, partner, employee or agent of the Respondent is not: (1) is registered as a lobbyist under any lobbyist legislation in any jurisdiction in Canada or in the United States of America; or (2) has engaged



in any form of political or other lobbying whatsoever with respect to the RFQ or sought, other than through the submission of its Response, to influence the outcome of the RFQ process.



409 GRANVILLE STREET, SUITE 950
VANCOUVER, BC V6C 1T2 CANADA
P 604 689 4449
F 604 689 4419
www.ghl.ca
Holder of AIBC Certificate of Practice

February 16, 2016

Mr. Chris Boucher
Technical Services Manager
Horizon North Logistics Inc
540 Athabasca Street West
Kamloops, BC V2H 1C4

**PRE-QUALIFICATIONS PACKAGE
BUILDING CODE CONSULTING SERVICES**

Dear Chris:

Further to your email request today, **GHL CONSULTANTS LTD (GHL)** is pleased to present our pre-qualifications package for your perusal.

We have included the following material to assist you in your assessment of our company's capabilities:

- Firm Qualifications
- Available Consulting Services
- Project Experience
- GHL Team Personnel

We would be pleased to be a member of your consulting team. Please feel free to contact our office to discuss this package and any further information required.

Yours truly,
GHL CONSULTANTS LTD

Carla Kelly

Carla Kelly,
Administration

Enclosures

/clk

P:\PRJ\Proposal Stage\HN Pre-Qualification Package.doc



VANCOUVER ► TORONTO

PRE-QUALIFICATIONS PACKAGE*for***HORIZON NORTH LOGISTICS INC***Prepared for***Horizon North Logistics Inc**
540 Athabasca Street West
Kamloops, BC
V2H 1C4**February 16, 2016**



FIRM QUALIFICATIONS

GHL CONSULTANTS LTD (GHL) is a consulting firm specializing in the practice of fire engineering and Building Code consulting. Our services focus on fire safety regulations in Division B, Part 3 and Part 9 of the BC Building Code. With over 25 years of experience, the principals are highly regarded by both our clients and peers in providing professional advice and creative solutions in areas of fire engineering and Building Codes.

GHL is well positioned to be of assistance to the design team in the design development of the project. We can provide solutions in the event of Building Code compliance problems, which may develop either as a result of existing buildings constructed to earlier Code editions or installation problems on new construction projects. GHL maintains rapport with Authorities Having Jurisdiction and continuous liaison with their staff.

Since our establishment, we have successfully provided consulting services to address a wide range of Building Code requirements and fire engineering problems in projects ranging from small buildings to large complex, mixed-used buildings. These projects, using a variety of construction materials and methods, often require solutions to construction details not specifically addressed by Codes or Standards.

Our state-of-the-art knowledge of fire engineering enables us to translate scientific principles to good construction practice in the field. Our current scope of services exemplifies our expertise in fire engineering practice and the construction industry in general, which includes:

- Building and Fire Code consulting
- Certified Professional services
- Fire engineering and advanced CFD modelling
- Fire hazard and risk analysis
- Human behaviour, psychology and evacuation analysis
- Structural fire engineering design of concrete, steel and timber structures
- Evaluation of material behaviour in fire
- Fire and life safety review of existing buildings
- Code interpretation, peer-review and AHJ review
- Barrier free and ergonomics design
- Expert witness (legal) and fire forensic investigation

We are also experts in the use of objective-based Codes. We have been writing equivalencies / alternative solutions using objectives available through NRC, prior to the publication of NBC 2005. Our first objective-based equivalency was developed in 2003 for a multi-storey penthouse atrium in Vancouver which was subsequently reviewed by NRC and recommended by NRC for acceptance to the City of Vancouver.

With the rapid changes and developments in construction technology and materials, and the demand for innovation and alternative techniques, we are well positioned to develop alternate compliance methods (equivalents) and negotiate these with Authorities Having Jurisdiction. These are often necessary to demonstrate how the proposed methods satisfy the intent of Building Code while still meeting the challenges of innovation and/or cost effectiveness. This specialized expertise is backed by a sound knowledge of Fire Protection Engineering principles, Building Code rationale and construction knowledge. This also includes expertise in aspects of stair safety and provisions for persons with disabilities.



GHL has been involved in many projects designed to meet LEED standards. In these projects, GHL has been able to facilitate use of sustainable materials and technologies by assessing compliance with Division B, Part 3 of the Building Code such as, for example, where the use of plywood and sustainable materials are preferred to optimize LEED credits.

GHL has recognized expertise on wood frame construction, and was retained by the BC Government's Building Safety and Policy Branch to provide a study of Technical and Process Risks in mid-rise wood frame residential buildings and make recommended Code changes to enable 5 and 6 storey wood frame residential buildings. These recommendations substantially form the new requirements in the BC Building Code for 5 and 6 storey residential buildings.

Members of GHL's staff assisted the Association of Professional Engineers and Geoscientists in preparation of the Technical and Practice Bulletin - Structural, Fire Protection and Building Envelope Professional Engineering Services for 5 and 6 Storey Wood Frame Residential Building Projects (Mid-Rise Buildings) which provides guidance on the appropriate standard of engineering for this new building type.

Principals and technical staff of GHL include registered members of the Association of Professional Engineers and Geoscientists of BC (APEGBC), the Architectural Institute of BC (AIBC), the Applied Science Technologists and Technicians of BC (ATTBC), and the Building Officials Association of BC (BOABC). Principals and staff have continuous involvement both in a teaching capacity and student role in specialized courses in fire protection, Building Codes and construction. Principals are involved in Building Codes and Standards writing committees and also participate on professional association committees focusing on fire and life safety issues.

The company's clients are numerous and diversified: project owners and developers, strata corporations, project managers, architects, engineers and contractors, as well as government agencies and lawyers. Our diverse client base can attest to the essential benefits we have brought to each project, and the exemplary quality of our consulting services.

Today, GHL continues to develop innovative alternative solutions using advanced engineering techniques to assess risks, performance, and demonstrate Code compliance.

For further information on GHL, please visit our website at www.ghl.ca.



AVAILABLE CONSULTING SERVICES

GHL has a wide range of professional experience and expertise in all aspects of fire protection engineering, Building Code consulting, and Certified Professional program services.

If necessary, GHL is also able to provide Building Code review services in our capacity as the designated registered professional for architectural items on the project. This includes providing Schedules B and C-B for architectural items.

The following summarizes our available consulting services:

- Building Code Compliance Reviews
- Fire Engineering Services
- Certified Professional (CP) Program Services
- Building Permit Processing Assistance
- Alternative Solutions to Building Code Compliance
- Computer simulated fire or evacuation modeling.
- Archaic / Existing Construction Fire Performance Analysis
- Provisions for Persons with Disabilities / Barrier Free Design
- Field Assessments for Building Code Compliance
- Letters of Professional Assurance for Building Code Compliance
- Legal Services - Expert Witness Testimony
- Fire Code / Building Code Research
- Fire Rated Glazing Protection Systems
- Water Curtain Sprinkler Protection Systems
- Stair Safety / Ergonomics Consulting
- Timed Egress Analysis
- Building Code Appeals Preparation
- Preparation of Code Compliance Drawings
- Value Engineering Assessment



INDIVIDUAL TEAM PERSONNEL

GHL has technical staff, including an architect, 7 engineers, and several technologists, with a wide range of expertise, including extensive experience in fire science, computer fire modelling, egress and exit analysis, material science related to fire, and the Code development process. Two members of GHL's staff are former Building Officials, providing a varied perspective on resolution of issues.

The following GHL personnel have relevant experience or would otherwise be a valuable addition to the project team:

Andrew Harmsworth, M Eng, P Eng, CP, FEC

Andrew Harmsworth has 30 years of engineering experience in Building Code and Fire Protection Alternative Solutions and Code compliance problem resolution. Andrew holds a Master's Degree in Fire Protection Engineering from UBC. He is a City of Vancouver Certified Professional who is an active member of the Association of Professional Engineers and Geoscientists of BC (APEGBC), as former Chair of the Building Codes Committee and represents APEG on the Building Code Modernization Strategy and Green Building Code task groups. He is also a member of the *CSA O86 Engineering Design in Wood* Task Group on Fire Resistance and a Board of Directors member for newBuild, an NSERC funded network of fire related research projects at various universities across the country. Andrew is registered in BC, Alberta, Manitoba, NWT/Nunuvut and Washington State as a Professional Engineer.

Teddy Lai, Architect AIBC, MRAIC, CP

Teddy Lai is an Architect and Certified Professional with experience in aspects of project design and construction and specifically, access for the disabled, stair safety, washrooms, dimensional clearances and ergonomic aspects of Code compliance. This is supplemented by a strong architectural design, field review and coordination background. With over 25 years' experience in Building Code consulting, Teddy has developed specialized expertise in the application of Building Codes and creation of alternative approaches (equivalents) to meeting the Building Code intent on a performance basis.

K. M. Gary Chen, MAsc, P Eng

Gary Chen is a professional engineer registered in British Columbia and Alberta. Gary holds a Master's Degree in Mechanical Engineering from University of Waterloo, specializing in fire engineering, and a Bachelor's Degree in Chemical Engineering from UBC. His research focused on design of steel structure for fire loading, which is an area of active research interest, and finds applications in structural fire protection and design. In addition, he also has extensive knowledge in fire dynamics and computer-based fire models, including computational fluid dynamics (CFD) and zone models, which are the basis for performance-based fire engineering analysis.

Frankie Victor, EngL, BCQ

Frankie Victor has 11 years' experience as a Building Official with the City of Nanaimo and 13 years of Building Code consulting experience with GHL. Frankie is registered with APEGBC as an Engineering Licensee with the title EngL, is a member of the Executive Committee of the Building Officials Association of BC with the title BCQ (Building Code Qualified), and sits as a member of the BC Building Code Appeal Board.

Wendy Morrison, ASCT, BCQ

Wendy Morrison is a Building Technologist with 12 years' experience at GHL, is registered with ASTTBC as an Applied Science Technologist, and is a member of the Building Officials Association of BC (BOABC), holding the designation of 'Building Code Qualified (BCQ)'. Wendy has a multi-disciplinary background in administration, 10 years in the legal field, and has completed studies in Public Administration and Political Science.



Jun Hyung Kim, BASc, EIT

Jun Kim is an Engineer- in-Training as a member of APEGBC. He holds a Bachelor of Applied Science Degree in Honours Mechanical Engineering with Distinction and Dean's Honours from the University of Waterloo. Notwithstanding performance-based fire engineering analysis, Jun will assist in developing Alternative Solutions and Building Code compliance.

Steev Wong, DipIT, BCQ

Steev Wong is a graduate of the Civil & Structural Engineering Technology program at BCIT and is a Certified Drafting Technician from the Architectural, Civil & Structural Drafting program at VCC. Steev brings extensive knowledge in CAD & graphic applications to the GHL team, as well as practical experience in Architectural, Structural & Building Code compliance issues in both residential and commercial design.

Josiah Tsang, DipIT

Josiah Tsang is a recent graduate of the Civil Engineering Technology program at BCIT. Josiah brings practical knowledge in CAD and graphic applications to the GHL team.



RELEVANT PROJECT EXPERIENCE

The following is a sample list of lodge / camp projects where GHIL is presently providing, or has provided, Building Code and fire protection consulting services:

Project	Client
Olympics Security Accommodation Rainbow Camp Whistler, BC	Target Logistics Boston, MA
Whistler Athlete Centre Lodge Modular Classrooms, Various Locations, BC	Britco Structures
Riverview Modular Cottages Coquitlam, BC	DJS Designs Inc
Northern Trailer Camps: Trafalgar Out of School Care Building Vancouver, BC	Northern Trailer / Horizon North Logistics Inc
Hydro Camp Mica Creek, BC	
Northern Trailer Modular Building Manufacturing Facility Building Assessment Kamloops, BC	
Ruby Creek Camp 24km NE of Atlin, BC	
Yukon Zinc Camp Facilities Inspection: <ul style="list-style-type: none">▪ Chaparral Industries (86) Inc, Kelowna▪ Marlen Manufacturing, Kamloops▪ Northern Trailer, Kamloops	
Suncor Voyageur Upgrader Project South Lodge Fort McMurray, AB	
AMEC Saskatchewan Potash Camp Rocanville, SK	
Dominion Construction Office and Washroom Buildings Whitehorse, Yukon	
Selkirk First Nations Office Pelly Crossing, Yukon	
Mine Site Buildings and Milne Port Site Buildings Baffin Island, Nunuvut	



The following is a sample list of industrial type projects where GHIL is presently providing, or has provided, Building Code consulting services:

<u>Project</u>	<u>Client</u>
Coquitlam Water Treatment Facility Coquitlam, BC	Ausenco
Blue Water Terminal Bulk Dry Materials Handling Facility and Site Development Vancouver, BC	Cloud Peak Energy / WorleyParsons Canada
Fraser River Port Authority - Concrete plant, industrial buildings	Fraser River Port Authority
Port Metro Vancouver - Assistance to Authority	Vancouver Fraser Port Authority
Richmond Bio Conversion Facility Richmond, BC	Magest Inc International
BC Hydro Horne Payne Field Operations Burnaby, BC	Omicron
In-Vessel Compost Facility Port Coquitlam, BC	Cascade Renewable Carbon Corp.
BC Transit Operations and Maintenance Facility Whistler, BC	Omicron
BC Gas Lochburn Site Burnaby, BC	MCMP Architects
UNBC Physical Plant Prince George, BC	Chernoff Thompson Architects
EV Logistics Elevated Conveyor System Langley, BC	Arpac Storage Systems
Iron Mountain Records Archive Coquitlam / Burnaby, BC	Arencon Inc
Cloverdale Paint Manufacturing Facility Surrey, BC	Cloverdale Paint Inc c/o Hopping Kovach Grinnell
ALS Chemex North Vancouver, BC	Turner Architecture
Delta Pacific Seafoods Delta, BC	CTA Design Group



February 17, 2016

**REQUEST FOR QUALIFICATIONS ("RFQ") No.PSVAHA2016-01
SELECTING PARTNERS FOR A PRE-QUALIFICATION SHORTLIST TO SUPPLY
PREFABRICATED MODULAR HOUSING**

AMENDMENT No. 1

RE: CLOSING DATE CHANGED TO FEBRUARY 26, 2016

Currently Reads:

COVER PAGE

Responses are to be addressed and delivered to the Vancouver Affordable Housing Agency (the "Housing Agency"), C/O: City of Vancouver, 453 West 12th Avenue, Vancouver, British Columbia, Canada, V5Y 1V4, (Courier Delivery and Drop Off is at the Information Desk, Main Floor Rotunda of the same address) and should be received prior to 3:00 p.m., February 19, 2016 Vancouver Time (as defined in Note 3 below), on (the "Closing Time").

Please Change to:

COVER PAGE

Responses are to be addressed and delivered to the Vancouver Affordable Housing Agency (the "Housing Agency"), C/O: City of Vancouver, 453 West 12th Avenue, Vancouver, British Columbia, Canada, V5Y 1V4, (Courier Delivery and Drop Off is at the Information Desk, Main Floor Rotunda of the same address) and should be received prior to **1:00 p.m., February 26, 2016** Vancouver Time (as defined in Note 3 below), on (the "Closing Time").



All other conditions and specifications remain unchanged.

This amendment is to be completed, and attached to your Proposal form.

Horizon North Camp & Catering Partnership

NAME OF VENDOR

A handwritten signature in black ink, appearing to be 'David P. H.', is written over a horizontal line.

SIGNATURE OF AUTHORIZED SIGNATORY

February 17th, 2016

DATE



February 22, 2016

**REQUEST FOR QUALIFICATIONS ("RFQ") No.PSVAHA2016-01
SELECTING PARTNERS FOR A PRE-QUALIFICATION SHORTLIST TO SUPPLY
PREFABRICATED MODULAR HOUSING**

AMENDMENT No. 2

RE: SCHEDULE 6 - PRICING PROFORMA, Table 5

Please change to:

Table 5: Sample Pricing for Project Type 2

Type of Product or Description of Product	Unit of Measurement	Sample Price for 100 Units	Sample Price for 250 Units	Sample Price for 500 Units	Sample Price for 1000 Units
Construction of Prefabricated Modular Housing Units	Per Square Foot	\$	\$	\$	\$
Delivery of Prefabricated Modular Housing Units	Total Price	\$	\$	\$	\$
Installation of Prefabricated Modular Housing Units including foundations	Total Price	\$	\$	\$	\$
Plumbing works including any necessary connection to outside services	Total Price	\$	\$	\$	\$
Installation of sprinklers and sprinkler connections to outside	Total Price	\$	\$	\$	\$



services					
Electrical work including the connection to outside services, supply and installation of interior and exterior lighting, hard wired smoke and CO2 sensors	Total Price	\$	\$	\$	\$
Construction of a communal amenity area	Total Price	\$	\$	\$	\$
Demobilization	Total Price	\$	\$	\$	\$
Price before GST or other applicable taxes		\$	\$	\$	\$

All other conditions and specifications remain unchanged.

This amendment is to be completed, and attached to your Proposal form.

Horizon North Camp & Catering Partnership

NAME OF VENDOR

A handwritten signature in blue ink, appearing to read 'Daniel P. J.', is written over a horizontal line.

SIGNATURE OF AUTHORIZED SIGNATORY

February 22, 2016

DATE



Contents

1. Corporate Experience	1
2. Corporate Capability	3
3. Completed & Current Major Projects	4
4. Conflicts/Collusion/Lobbying	10
5. Pro Forma	11
6. Value Added	13

Appendix A: Mandatory Forms

Appendix B: Insurance Certificate & Financial Capacity

Appendix C: Additional Work Samples

Appendix D: Type 1 Drawings

Appendix E: Type 2 Drawings

Appendix F: Curricula Vitae

Appendix G: Additional EHT Documents

1

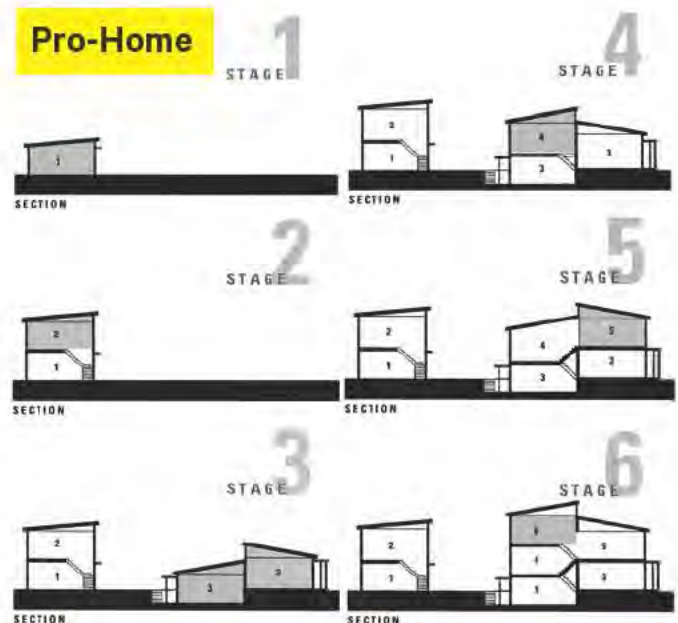
Corporate Experience

SvN (SvN Architects + Planners Inc) was founded in 1982 as John van Nostrand Architect + Planner. Since then the firm has been responsible for a wide range of housing and community development projects across Canada, as well as in Africa, Latin America and Asia. These include projects such as Seaton – a new Community for 90,000 persons which is now under development just north-east of Toronto; a new social and administrative Hub for the YWCA in Toronto (which includes over a mix of over 300 units for female-headed households), and numerous other projects for thousands of homeless and squatter households in First, Second and Third World cities. These have focused predominantly on the inclusion of housing for lower-income groups. All of our work overseas has involved the provision of incremental housing and the financial mechanism that facilitate outright, legal ownership. In Canada our numerous “affordable” housing projects have been based around a mix of market and subsidized rental units.

John van Nostrand Development Inc. (JVN/d) was established in 2015 to identify and develop models for “affordable home ownership” in Canada. Our work has identified the barriers to home ownership, financing mechanisms, and planning and architectural strategies for entry-level housing. Our financial models have been developed with Options for Homes (in Toronto) and the “Key Worker Housing” and Shared Ownership” models in the UK., as well as Pro-Home In Toronto. We are currently working on projects for the accommodation of Syrian refugees in Toronto.

EnerDynamic Hybrid Technologies Inc. (EHT) was founded by John Gamble and is a TSX Venture listed corporation that is changing the face of the world's energy use. EHT implements high quality hybrid solar, wind and battery systems into cutting edge energy efficient structural systems. EnerDynamic Hybrid Technologies Inc. stands above its competitors by combining a full suite of solar PV, wind, battery storage and structural solutions, which can deliver energy 24 hours per day in small scale or large scale format. With 35 employees and a 90,000 square foot facility in Welland, Ontario, and a growing international foot-print, EHT is

Pro-Home



able to manufacture, distribute and install world leading energy solutions across the globe reaching an annual sales volume of \$10,000,000.00. EnerDynamic Hybrid Technologies' clients include the City of Welland, Sportstar and Kingsdale Capital.

EHT's experienced architects, technicians and construction teams design and build various structures adaptable to different sizes and needs from temporary shelters to elegant homes of any size through industrial complexes, medical and food grade facilities and greenhouses. With a medical grade option the units are exceptionally hygienic. The easy to clean buildings are naturally pest resistant by being constructed completely of materials unattractive to rodents and insects. EHT's materials and structures can span shipping and trucking industries providing durable maintenance free shipping containers. EHT can quickly deploy a project team to any location globally. EHT focuses on local community and sources wherever possible, and any remaining material is shipped in. EHT purchased iQ Engineering in 2015.

Herein, the term "Joint Venture" or "JV" refers to the joint venture relationship between JvN/d and EHT.

Client References

JvN/d

Alan Broadhead

Chairman & Founder, Maytree Foundation
abroadbent@maytree.com
(416) 944-2627

Derek Ballentyne

CEO, DKGI Inc (former CEO of Toronto Community Housing Corporation)
dballentyne@dkgi.ca
(416) 930-2159

Joost Bakker

Principal, Dialog Vancouver
jbakker@dialogdesign.ca
(604) 970-3735

Litigations / Claims

The JV confirms that no litigations or claims have been made against either entity during the three years immediately prior to the Closing Time.

One day - One House (EHT)



By using our prefabricated segments based on composite materials, aerated concrete and insulation materials assembly of the facilities is extremely fast and easy. The housing units are produced locally and get transported as pre-fabricated structures to their final locations.

2

Corporate Capability

Financial Capability

Please reference Appendix B for Consolidated Financial Statements for SvN (formerly known as planningAlliance). JVN/d has created a pool of \$1.5 million to direct towards the development of entry-level housing in Canada.

Experience

Please reference Section 3 for summaries of relevant project experience.

Workload Capacity

The JV confirms that we have sufficient capacity to start work immediately upon award of the project, and there is no project that would interfere with design and construction of the project during the anticipated RFQ term.

Qualifications of Team

Development Team (see Key CVs in the appendix)

Project Director: John van Nostrand (JVN/d)

Project Comptroller: John Gamble (EHT)

Construction / Project Manager: Bill Shaw (EHT)

Sustainability Manager: Jeremy Tisi (EHT)

Financial Analyst: Nick Pope (JVN/d)

Financial Advisor: Bruce Bent (Matthews Southwest)

Professional Consultants

Architects + Planners: SvN Architects + Planners (Toronto)

Principal Architect – Drew Sinclair

Code Advisors: LMDG (Vancouver)

Building Services: Steenhof Building Services Group
Jack Steenhof (P.Eng)

Financial Advisors: DUCA (Toronto)

Keith Taylor, Vice-President (Social Impact)

OneCityInc / DKGI

Derek Ballentyne, Financial Partner

3

Completed & Current Major Projects

The work examples shown on the following pages are a representative sample of projects.

References / Personnel Involved

Pan Am Games Athletes' Village Projects

Reference: Jamie Romoff, Director of Community Recreation, City of Toronto (Formerly Director, 2015 Pan American Games Bid Secretariat)
416-392-7252, jromoff@toronto.ca

Personnel involved: John van Nostrand

Evangel Hall

Reference: Walter Black, Member of Evangel Hall Board
416 533 5815, wmoftat@blackandmoffat.com

Personnel involved: John van Nostrand

Ahafo Worker Housing

Reference: Graeme Burt, Principal, rePlan
T 416 907 7270, gburt@replan.ca

Personnel involved: John van Nostrand

Workload Capacity

The JV confirms that we have sufficient capacity to start work immediately upon award of the project, and there is no project that would interfere with design and construction of the project during the anticipated RFQ term.

Pan Am Games Athletes' Village Projects

Ontario Ministry of Health Promotion



The 2015 Pan-Am Games Athletes' Village is a design for a mixed-use residential village in the West Don Lands, adjacent to the Distillery District, the future River City, and Don River Park. The design calls for eight blocks of mixed-use residential housing, including market and affordable housing types. The YMCA and George Brown College will be incorporated into one of the blocks. The Front Street Esplanade is recognized as the heart of the new neighbourhood with retail developments and higher buildings. Connections and views to Don River Park are emphasized through east-west streets that terminate in the park. Neighbourhood-scale north-south streets have townhouses.

The Village Plan anticipates the long-term legacy of the development. Open park and festival spaces during the Games are planned as the location for future housing blocks. Within individual buildings, flexible units and adaptable spaces are used to re-appropriate games-mode amenities into long-term townhouses and residential amenity spaces.

Location
Toronto, Ontario

Dates
2011

Size
1.8 million sq ft (Buildings),
13 acres (Site)

Expertise

- Public-Private Partnerships
- Housing + Mixed-Use
- Post-Secondary Institutions
- Cultural Institutions

Evangel Hall

Presbyterian Church of Canada



Evangel Hall, an agency of the Presbyterian Church of Canada, has been providing food, housing, counselling and spiritual support to marginalized citizen of Toronto for nearly 70 years. By 2001, the organization had outgrown its original streetfront location. A federally funded, municipally managed building fund gave Evangel Hall the opportunity to build a new headquarters for its drop-in centre, medical clinic, job and housing placement centre, while providing much-needed housing for 84 clients who are ready to make the transition from life on the street to housing in the community.

The architects were challenged by a compressed building site within the city's 19th-century industrial precinct. In addition to providing

Evangel Hall staff and clients with a safe and secure working and living environment, the architects were required to address the neighbourhood's concerns about the effect on the community of an influx of residents who face a variety of social, medical and emotional challenges.

The residential component of the new Evangel Hall building provides bachelor, one and two bedroom units, which permits a flexible approach to different residents' needs for privacy and communal living. The Residence offers such amenities as rooftop gardens and open areas, onsite laundry facilities and large east-facing windows – the antithesis of the 'warehouse' approach that is all too prevalent among SROs.

Location

Toronto, Ontario

Dates

2006

Size

5,350 m²

Budget

\$8.6 Million

Expertise

- Housing + Mixed-Use
- Planning Approvals
- Master Planning

Ahafo Worker Housing

Newmont



Preparation and implementation of the design, construction and incremental expansion of two new resettlement communities to manage displacement of more than 10,000 people. This work was underpinned by an extensive resettlement negotiations process and an explicit commitment by all parties – including project-affected households – to international best practices. As part of this work, SvN oversaw the construction of over 400 resettlement houses and two new towns, as well as associated schools, social amenities and infrastructure. The International Finance Corporation approved the Resettlement Action Plan as part of an extensive project evaluation that resulted in Newmont's first IFC-sanctioned mine in West Africa.

Location
Ghana

Dates
2003-2010

Expertise
- Housing Design +
Construction
- Town Planning

Budget
\$8 Million

EHT's Work Examples

Borneo / Employee Housing



GLOBAL:

Technology transfer enables local manufacturer to construct even in remote areas.

Italy / Real Estate



TECHNOLOGY:

Utilizing high performance materials adapted to new applications, iQ helps its clients solve complex problems.

Sweden / Wohnhaus



INTELLIGENCE:

iQ ENGINEERING works with its customers to develop common visions and innovative solutions.

Germany / Hospital Pavilion



FEASIBILITY:

We deliver high-tech products to go.

4

Conflicts; Collusion; Lobbying

Conflicts of Interest Generally

SvN and EHT confirm that neither company has any conflict of interest or an appearance of interest related to this RFQ.

Former City or Housing Agency Employees

SvN and EHT confirm that no staff are former officials, employees, or contractors of the City or Housing Agency.

Other Clients

SvN and EHT confirm that we are not engaged in supplying (or are proposing to supply) goods or services to a third party such that entering into an agreement with the City would create a conflict of interest or the appearance of a conflict of interest.

Collusion

SvN and EHT confirm that neither company is competing for purposes of the RFQ with any entity with which it is legally or financially associated or affiliated. Neither company is cooperating in any manner in relation to the RFQ with any other Respondent responding to the RFQ.

Lobbying

SvN and EHT confirm that no employees are registered as a lobbyist or have engaged in any form of political or other lobbying whatsoever with respect to the RFQ, or sought, other than through this submission, to influence the outcome of the RFQ process.

5

Pro Forma

1. PRICING FOR PROJECT TYPE 1

Table 1: Sample Pricing for Modular Housing

Type of Product or Description of Product	Unit of Measurement	Price
Cost for Prefabricated Modular Housing Units	Total Price	s.21(1)
Delivery of Prefabricated Modular Housing Units	Total Price	
Installation of Prefabricated Modular Housing Units including foundations	Total Price	
Installation of sprinklers and sprinkler connections to outside services	Total Price	
Plumbing works including water, waste and sprinkler connection to outside services	Total Price	
Electrical work including connection to outside service, the supply and installation of hard wired smoke and CO2 sensors	Total Price	
Supply and installation of 5lb wall hung Fire extinguishers as required	Each	
Exterior skirting	Total Price	
Demobilization	Total Price	
Price before GST or other applicable taxes		

Table 2: Sample Pricing for Communal Amenity Area

Type of Product or Description of Product	Unit of Measurement	Price
Cost for Communal Amenity Area, including foundations	Total Price	s.21(1)
Delivery of Communal Amenity Area Installation of Communal Amenity Area including foundations (if not included above)	Total Price	
Plumbing works including connection of small kitchenette to outside services	Total Price	
Installation of sprinklers and sprinkler connections to outside services	Total Price	
Electrical work including connection to outside services, the supply and installation of interior and exterior lighting, hard wired smoke and CO2 sensors	Total Price	
Supply and installation of 5lb wall hung Fire extinguishers as required	Each	
Exterior skirting	Total Price	
Demobilization	Total Price	
Price before GST or other applicable taxes		

2. FINANCING FOR PROJECT TYPE 1

Table 3: Sample Financing

Total Purchase Price	s.21(1)
Monthly Lease Payment	
Year One Buyout Price	
Year Two Buyout Price	
Year Three Buyout Price	
Year Four Buyout Price	
Year Five Buyout Price	

3. PRICING FOR PROJECT TYPE 2

Table 5: Sample Pricing for Project Type 2

Type of Product or Description of Product	Unit of Measurement	Sample Price for 100 Units	Sample Price for 250 Units	Sample Price for 500 Units	Sample Price for 1000 Units
Construction of Prefabricated Modular Housing Units	Per Square Foot	s.21(1)			
Delivery of Prefabricated Modular Housing Units	Total Price				
Installation of Prefabricated Modular Housing Units	Total Price				
Plumbing works including any necessary connection to outside services	Total Price				
Electrical work including connection to outside services, the supply and installation of interior and exterior lighting, hard wired smoke and CO2 sensors	Total Price				
Construction of a communal amenity area	Total Price				
Demobilization	Total Price				
Price before GST or other applicable taxes					

6

Value Added

Financial Capabilities + Ideas

The JVN/d + EHT joint venture has a very strong financial capability to service this project. Each entity of the JV has strong capital reserves, and a surplus labour & production capacity to service the project. If further financing is required, the JV has willing partners in a national credit union and a Vancouver based social impact investment fund to provide additional financing. Although it is not foreseen to be required, it is also noted that one member of the JV is a publically traded corporation with access to capital markets.

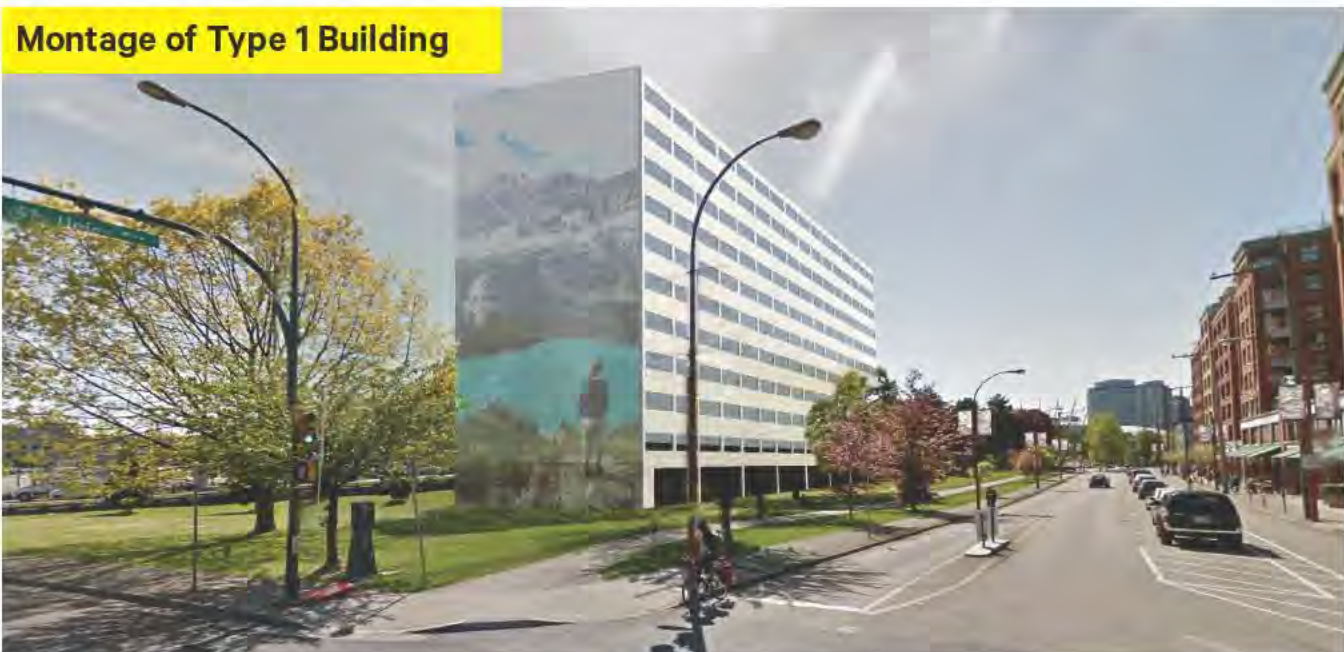
The JV is determined that home ownership is vital for a prosperous community. With that in mind, the housing, although temporary, has been designed to transition to permanent housing if requested. Creative financing is available through our partnership with a major

credit union, to provide flexible mortgage solutions to allow tenants to enter home ownership.

Track Record

The joint venture has extensive previous experience with the supply, construction, and installation of prefabricated modular units. Members of the JV have completed temporary housing developments on multiple continents and climates. The EHT panel is superior to conventional modular materials (e.g. converted shipping containers) as it provides superior insulation, dwelling standard, and flexibility.

Montage of Type 1 Building



Knowledge of Marketplace

Our Team has been working on low-income housing simultaneously in Canada, Africa and Latin America on a continuous basis since 1978. Throughout our emphasis has been on ownership and/or rent-to-own solutions which are the norm in developing countries but unknown in Canada. In Ontario, we have built over 7,500 units of social and affordable housing since 1984. SvN has planned, designed and managed the construction of an additional 10,000 homes in Africa, Latin America and Indonesia – all of which are owned outright. SvN and EHT have been working closely together in Senegal and Ontario for the last year.

Approach and Methodology

We believe that housing, and the social infrastructure that supports it, are not a **product** (which occupants are forced to adapt to) but rather a **process** - for creating not only shelter but also jobs that support household economies. Our approach has been to build vernacular forms of housing that can be modified over time to accommodate occupants changing needs.

We create or adopt locally accepted structural (and where required, infrastructural) frameworks and materials that are familiar and that can be adapted and/or erected using low-skilled labour (preferably including occupants), to create and alter their homes in

situ to reflect changing family conditions or to render their home affordable. These have included housing for single-room-occupancy, couples, singles or couples with children, young adults sharing or living at home, extended families, aging singles or couples, etc. Our planning and design is directed towards accommodating these changes over time as incomes rise, stabilize or fall. This requires a modular framework - the structure of which remains fixed and permanent but is configured to facilitate the widest variety of living arrangements as possible.

Capacity to Produce Large Production Runs

EHT will built 2-4 of the Type 1 units per day.

Innovative Ideas for Financing, Execution and Deliverables

Execution

In the case of Vancouver we will manufacture all EHT Panels in Vancouver – on or as close to the selected sites as possible.

The Type 1 Units will be assembled as individual units that can be placed on the site or site(s) in the form of 35 (thirty-five) single-storey detached units, or 9 (nine) single-storey quadraplex unit, or 1 (one) residential hotel structure. These can be erected in

EHT Refugee Hotel in Sweden



one month.

For the Type 2 Units we will subcontract the design and construction of VAHA's selection of a preferred structural frame (structural floors, walls or or piers or columns) preferably in wood (e.g. CLT or Heavy Timber), or alternatively concrete or steel, and then use the EHT Panels for all interior party walls, and interior partitions. This building can be ready for occupancy in 8-12 months unless delayed by planning and building approvals.

Deliverables

We believe that manufactured EHT panels (see also the Charts in Appendix G: Additional EHT Documents) and housing are excellent for the roofs, walls and floors of the single or double-storey Type 1 units - as well as for interior party walls and partitions, and likely exterior walls, on the Type 2 units. The EHT walls are:

- extremely strong and durable (up to 50 years)
- high impact resistance
- very light and are ultra-fast to assemble
- no cracking, no rotting, no rusting
- excellent insulation (100 cm = R28)

- weather resistant (in storm, rain, UV)
- relatively inexpensive
- very light, and easy to work with
- completely recyclable
- mold, mildew and insect resistant
- structurally integral as a unit
- suitable for a wide variety of other building types

and they:

- can be manufactured on-site by low-skilled labour or off-site - and easily shipped to site
- can be easily adapted, changed or expanded over time
- can be easily disassembled by and re-erected elsewhere
- create local jobs in both the manufacturing, assembly and retrofits of all units
- promotes technology transfer
- require little maintenance
- can be clad with wood, vinyl, steel, stucco or most other claddings at any point

EHT Refugee Hotel in Sweden Interior



A

Appendix A Mandatory Forms

Date: February 26, 2016

TO: The Vancouver Affordable Housing Agency (the "Housing Agency")

RE: REQUEST FOR QUALIFICATIONS - NO. PSVAHA2016-01 (the "RFQ") IN RESPECT OF SELECTING PARTNERS TO SUPPLY PREFABRICATED MODULAR HOUSING

1. Being duly authorized to represent and act on behalf of [Insert full corporate name and if a joint venture, then state "on behalf of..." and list the full corporate names of the companies forming the joint venture], the undersigned hereby submits the attached Response and supporting materials on behalf thereof.
2. Herein, the term "Respondent" refers to John van Nostrand Development Inc. and EnerDynamic Hybrid Technologies Inc.
3. The Housing Agency and its representatives are hereby authorized to conduct any inquiries or investigations to verify the statements, documents, and information submitted in connection with this Response, and to seek clarification from the Respondent's bankers and clients regarding any financial and experience issues, and to do all other things stated in the RFQ.
4. Capitalized terms used herein have the definitions ascribed thereto in the RFQ.
5. The Housing Agency and its representatives may contact the following persons for further information:

John van Nostrand, Principal, T: 416 907 7224 M: 416 801 3199 jvannostrand@jvnd.ca

6. This Response is made with the full understanding and agreement that:
 - (a) any information submitted during qualification may be subject to verification by the Housing Agency, including during evaluation of any subsequent proposal or tender;
 - (b) the Respondent will (and does hereby undertake to) submit a bona fide proposal or tender in relation to the subject matter of the RFQ (and consistent with this Response) if the Housing Agency invites the Respondent to participate in a request for proposals or invitation to tender;
 - (c) the Housing Agency may:
 - (i) amend the scope and description of the goods and services to be procured under the RFQ or any subsequent request for proposals process, including the Site-Specific RFPs, varying them from those described herein, or amend the qualifications that may be required to meet those requirements;
 - (ii) open this process to potential proponents other than the grouping of Pre-Qualified Respondents contemplated by the RFQ;

RFQ No. PSVAHA2016-01
SELECTING PARTNERS FOR A PRE-QUALIFICATION SHORTLIST TO SUPPLY PREFABRICATED MODULAR HOUSING
SCHEDULE 2 - LETTER OF QUALIFICATION

- (iii) determine which City-owned sites targeted for the installation of prefabricated modular housing will be subject to Site-Specific RFPs as contemplated by this RFQ and which may be subject to a separate procurement process;
 - (iv) reject or accept any or all Responses;
 - (v) cancel the RFQ process and reject all Responses;
 - (vi) cancel the RFQ process and commence a new process in respect of the same request for proposals with the same or an amended set of documents, information or requirements;
 - (vii) request that any Respondent to provide additional information, clarifications or goods samples or demonstrations, without requesting the same from all Respondents;
 - (viii) terminate the RFQ process and enter into direct negotiations with any party whether or not a Respondent; or
 - (ix) at any time during the RFQ Term and for any reason whatsoever, including as a result of any review of the Housing Agency's Board, terminate the RFQ and cease restricting eligibility for Site-Specific RFPs to Pre-Qualified Respondents.
- (d) neither the Housing Agency nor the City of Vancouver will not be liable in any way whatsoever for any actions described under 4(c) of this letter.
- 7. The Respondent confirms and warrants that the information disclosed in the section of its Response titled "Conflicts; Collusion; Lobbying" is a complete and accurate response to Section 7.0 of the RFQ.
- 8. The Respondent acknowledges and agrees that the RFQ Documents are, in no way whatsoever, an offer to enter into an agreement except on the limited terms and conditions expressly stated in this letter, and submission of this Response by the Respondent does not in any way whatsoever create any obligation on the part of the Housing Agency to treat the Respondent's or any other respondent's Response in any particular manner or undertake the Housing Agency's RFQ process in any particular manner (except as expressly stated below in this letter with respect to confidentiality).
- 9. The Respondent acknowledges and agrees to the information disclaimers and other terms and conditions set forth in the RFQ.
- 10. Except only and to the extent that the Housing Agency is in breach of Section 11 of this letter, the Respondent now releases the Housing Agency, the City of Vancouver and their respective directors, officials, agents and employees from all liability for any costs, damages or losses incurred in connection with the RFQ, including any cost, damages or losses in connection with:
 - (a) any alleged (or judicially determined) breach by the Housing Agency or its directors, officials, agents or employees of any obligation or duty under the RFQ;
 - (b) any unintentional tort of the Housing Agency or its directors, officials, agents or employees occurring in the course of conducting the RFQ; or

- (c) the manner in which the Housing Agency: reviews, considers, evaluates or negotiates any Response; addresses or fails to address any Response; or resolves to enter into any contract or not enter into any contract.
11. Subject to the applicable provisions of the *Freedom of Information and Protection of Privacy Act* (British Columbia) and the Housing Agency's right to publicly disclose information about or from any Response, including without limitation names and prices, in the course of publicly reporting to the Vancouver City Council about the RFQ, the Housing Agency will treat the Response (and the Housing Agency's evaluation of it), in confidence in substantially the same manner as it treats its own confidential material and information.
12. The Respondent acknowledges receipt of the following amendments and addenda (if applicable):
- Amendment/Addendum No. 1 Date: February 17, 2016
- Amendment/Addendum No. [Complete] Date: [Complete]
- Amendment/Addendum No. [Complete] Date: [Complete]
13. Any dispute relating to the RFQ (except to the extent that the Housing Agency breaches Section 11 above) will be resolved by arbitration in accordance with the *Commercial Arbitration Act* (British Columbia), amended as follows:
- (a) The arbitrator will be selected by the Housing Agency;
- (b) Section 10 of this letter, and the other provisions hereof, will apply; and
- (c) The Respondent will bear all costs of the arbitration.
14. The Respondent (a) has read, understands and agrees to the terms and conditions in this letter, (b) has had an opportunity to seek legal counsel and (c) affirms that the statements made in its Response are true and correct in every detail.

Respondent Name(s): John van Nostrand Development Inc

Signature:



Date: February 25, 2016

Name of Signatory: John van Nostrand

Title of Signatory: Founding Principal

Mailing Address: 110 Adelaide Street East, 4th Floor Toronto ON M5C 1K9

Telephone No.: 416-907-7224

Fax No.: 416-583-1550

Key Contact Person: John van Nostrand

E-mail: jvannostrand@jvnd.ca

GST Registration No.: 84334 3294

Date and Jurisdiction of Incorporation:

City of Vancouver

n/a

WorkSafeBC Registration

n/a

Business License No. 25015360 No.:

(or, if available, Metro

West Inter-Municipal

Business License No.): n/a



February 17, 2016

**REQUEST FOR QUALIFICATIONS ("RFQ") No.PSVAHA2016-01
SELECTING PARTNERS FOR A PRE-QUALIFICATION SHORTLIST TO SUPPLY
PREFABRICATED MODULAR HOUSING**

AMENDMENT No. 1

RE: CLOSING DATE CHANGED TO FEBRUARY 26, 2016

Currently Reads:

COVER PAGE

Responses are to be addressed and delivered to the Vancouver Affordable Housing Agency (the "Housing Agency"), C/O: City of Vancouver, 453 West 12th Avenue, Vancouver, British Columbia, Canada, V5Y 1V4, (Courier Delivery and Drop Off is at the Information Desk, Main Floor Rotunda of the same address) and should be received prior to 3:00 p.m., February 19, 2016 Vancouver Time (as defined in Note 3 below), on (the "Closing Time").

Please Change to:

COVER PAGE

Responses are to be addressed and delivered to the Vancouver Affordable Housing Agency (the "Housing Agency"), C/O: City of Vancouver, 453 West 12th Avenue, Vancouver, British Columbia, Canada, V5Y 1V4, (Courier Delivery and Drop Off is at the Information Desk, Main Floor Rotunda of the same address) and should be received prior to **1:00 p.m., February 26, 2016** Vancouver Time (as defined in Note 3 below), on (the "Closing Time").



All other conditions and specifications remain unchanged.

This amendment is to be completed, and attached to your Proposal form.

John van Nostrand Development Inc

NAME OF VENDOR

A handwritten signature in blue ink, appearing to read "John van Nostrand", is written over a horizontal line.

John van Nostrand

SIGNATURE OF AUTHORIZED SIGNATORY

February 25, 2016

DATE

RFQ No. PSVAHA2016-01
SELECTING PARTNERS FOR A PRE-QUALIFICATION SHORTLIST TO SUPPLY PREFABRICATED MODULAR
HOUSING

SCHEDULE 5 - DECLARATION OF SUPPLIER CODE OF CONDUCT COMPLIANCE

SCHEDULE 5 - DECLARATION OF SUPPLIER CODE OF CONDUCT COMPLIANCE

DECLARATION OF SUPPLIER CODE OF CONDUCT COMPLIANCE

Purpose: All proposed suppliers are to complete and submit this form to certify compliance with the supplier performance standards set out in the Supplier Code of Conduct.

The Housing Agency and The City of Vancouver expects each supplier of goods and services to the City to comply with the supplier performance standards set out in the City's Supplier Code of Conduct (SCC) <http://vancouver.ca/policy_pdf/AF01401P1.pdf>. The SCC defines minimum labour and environmental standards for City suppliers and their subcontractors.

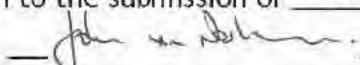
Suppliers are expected to comply with the aforementioned standards upon submitting a tender, proposal, application, qualification, expression of interest or quotation to the Housing Agency, or have a plan in place to comply within a specific period of time. The Housing Agency reserves the right to determine an appropriate timeframe in which suppliers must come into compliance with these standards. To give effect to these requirements, an authorized signatory of each proposed vendor must complete the following declaration and include this declaration with its submission:

As an authorized signatory of John van Nostrand Development Inc(*vendor name*), I declare that I have reviewed the SCC and to the best of my knowledge, John van Nostrand Development Inc(*vendor name*) and its proposed subcontractors have not been and are not currently in violation of the SCC or convicted of an offence under national and other applicable laws referred to in the SCC, other than as noted in the table below (*include all violations/convictions that have occurred in the past three years as well as plans for corrective action*).

Section of SCC / title of law	Date of violation /conviction	Description of violation / conviction	Regulatory / adjudication body and document file number	Corrective action plan

I understand that a false declaration and/or lack of a corrective action plan may result in no further consideration being given to the submission of John van Nostrand Development Inc(*vendor name*).

Signature:



Name and Title:

John van Nostrand, Principal

RFQ No. PSVAHA2016-01
SELECTING PARTNERS FOR A PRE-QUALIFICATION SHORTLIST TO SUPPLY PREFABRICATED MODULAR
HOUSING

SCHEDULE 5 - DECLARATION OF SUPPLIER CODE OF CONDUCT COMPLIANCE

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DECLARATION OF SUPPLIER CODE OF CONDUCT COMPLIANCE

Purpose: All proposed suppliers are to complete and submit this form to certify compliance with the supplier performance standards set out in the Supplier Code of Conduct.

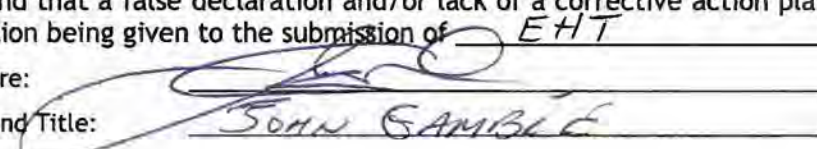
The Housing Agency and The City of Vancouver expects each supplier of goods and services to the City to comply with the supplier performance standards set out in the City's Supplier Code of Conduct (SCC) <http://vancouver.ca/policy_pdf/AF01401P1.pdf>. The SCC defines minimum labour and environmental standards for City suppliers and their subcontractors.

Suppliers are expected to comply with the aforementioned standards upon submitting a tender, proposal, application, qualification, expression of interest or quotation to the Housing Agency, or have a plan in place to comply within a specific period of time. The Housing Agency reserves the right to determine an appropriate timeframe in which suppliers must come into compliance with these standards. To give effect to these requirements, an authorized signatory of each proposed vendor must complete the following declaration and include this declaration with its submission:

As an authorized signatory of EHT (vendor name), I declare that I have reviewed the SCC and to the best of my knowledge, EHT (vendor name) and its proposed subcontractors have not been and are not currently in violation of the SCC or convicted of an offence under national and other applicable laws referred to in the SCC, other than as noted in the table below (include all violations/convictions that have occurred in the past three years as well as plans for corrective action).

Section of SCC / title of law	Date of violation / conviction	Description of violation / conviction	Regulatory / adjudication body and document file number	Corrective action plan

I understand that a false declaration and/or lack of a corrective action plan may result in no further consideration being given to the submission of EHT (vendor name).

Signature: 

Name and Title: JOHN GAMBLE

B

Appendix B Insurance Certificate & Financial Capacity



CERTIFICATE OF INSURANCE

Date: October 13, 2015

The Insurer(s) hereby states that it has issued to the insured named herein a policy or policies of insurance providing the type of insurance and limits of liability set forth herein. This certificate of insurance neither affirmatively nor negatively amends, extends or alters the coverage, limits, terms or conditions of the policy it certifies.

Certificate Holder:

To Whom It May Concern

Named Insured:

SvN Architects + Planners

COVERAGE PROVIDED ONLY FOR THE FOLLOWING SECTIONS: A B C D E F G H

SECTION	TYPE OF POLICY	INSURER & POLICY NO.	POLICY PERIOD M / D / Y	LIMITS OF LIABILITY	
A	Commercial General Liability	AXIS Reinsurance Company Policy No. s.21(1)	04/30/15 to 04/30/16	Each Occurrence (North America Only)	\$6,000,000
B	Products and Completed Operations (North America Only)				
C	Owners and Contractors protective			Aggregate	\$6,000,000
D	Blanket Contractual Liability				
E	Occurrence Bodily Injury & Property Damage			Employers Liability (Canadian Employees)	\$2,000,000
F	Employers Liability				
G	Cross Liability - Severability of Interests Clause			Non-Owned and Hired Automobile Liability (North America Only)	\$6,000,000
H	Personal Injury				
I	Property			Property of Every Description or	
J	Certificate Holder Loss Payee			Building	
K	• All Risks, subject to policy exclusions			Equipment	
L	• Replacement Cost			Stock	
M	• Stated Amount of Co-insurance			Property of Others	
N	• Other:			Tenants Improvement	
				Business Interruption	
O	Equipment Breakdown (Boiler & Machinery)			Limit Per Accident Comprehensive Form	
P	Professional Liability (Errors & Omissions)			Limit - Per Claim and Aggregate	USD
Q					

Should any of the above described policies be cancelled before the expiration date thereof, the issuing insurer will endeavor to mail N/A days written notice to the holder of this certificate, but failure to do so shall impose no obligation or liability of any kind upon the insurer, its agents or representatives.

Authorized Representative
THOMAS I. HULL INSURANCE LIMITED
220 Bay Street, Suite 600, Toronto, ON M5J 2W4

October 16, 2015

E-MAIL: ewilson@svn-ap.com
Total Page(s): 2

SvN Architects + Planners Inc.
110 Adelaide Street East, 4th Floor
Toronto, ON M5C 1K9

Attention: Ms. Elizabeth Wilson

Dear Holder:

RE: Certificate of Evidence of Insurance – Annual Practice

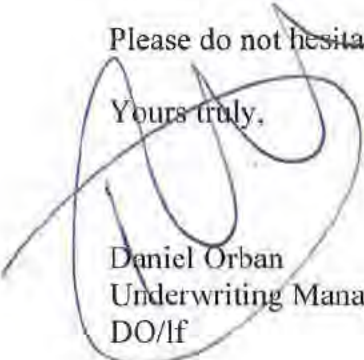
Further to your request, enclosed please find an Evidence of Insurance.

Please be advised, should your client require it to be added as a Named Insured, it is not applicable to Professional Liability policies as your client is not providing the professional services to others that is the subject of the insurance. This requirement is more commonly applicable to General Liability policies.

Also, should your client require notice of cancellation or material change of policy, Pro-Demnity cannot provide such notice. Your client should be advised that the Pro-Demnity Policy is NON-CANCELLABLE other than for non-payment of any premium, levy, taxes or deductible.

Please do not hesitate to contact us should you have any further questions or concerns.

Yours truly,



Daniel Orban
Underwriting Manager
DO/lf

CERTIFICATE OF INSURANCE

THIS IS TO CERTIFY that the policy(ies) of insurance described herein have been issued to the Insured named herein for the policy period indicated. Notwithstanding any requirement, term or condition of any contract of other document with respect to which the Certificate may be issued or may pertain, the insurance afforded by the policy(ies) described herein is subject to all the terms, conditions and exclusions of such policy(ies).

HOLDER: To Whom It May Concern

NAMED INSURED: **EnerDynamic Hybrid Technologies Inc.**
 1110 Hansler Road
 Welland, ON L3C 7M5

REFERENCE: Evidence of Insurance

Certificate Number: ENERD-1-2015-GEN

TYPE OF POLICY	POLICY NUMBER	POLICY TERM		LIMITS OF LIABILITY
		From	To	
Commercial Property Insurer: Royal & Sun Alliance Insurance Company of Canada	s.21(1)	24-Mar-2015	24-Mar-2016	"All Risks" Replacement Cost of direct physical loss or damage to property insured, except as excluded by Policy. Builders Risk: \$ 1,750,000 Deductible: \$ 5,000 All Losses, except Flood: \$ 25,000 Earthquake: 3% / \$100,000
Commercial General Liability Insurer: Royal & Sun Alliance Insurance Company of Canada	s.21(1)	24-Mar-2015	24-Mar-2016	Per Occurrence Bodily Injury and/or Property Damage to a Third Party (Combined Single Limit): \$ 5,000,000 Personal Injury and Advertising Injury Limit: \$ 5,000,000 Non-Owned Automobile Liability: \$ 5,000,000 Employer's Liability: \$ 5,000,000 Tenant's Legal Liability: \$ 2,000,000

For and on behalf of:

Jones Brown Inc.

DATE: February 25, 2016

PER:

Adele Sampson, Senior Client Manager – Commercial Division

PLANNING ALLIANCE

NON-CONSOLIDATED FINANCIAL STATEMENTS

AUGUST 31, 2015

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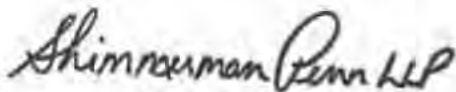
REVIEW ENGAGEMENT REPORT

To: The Partners of
Planning Alliance

We have reviewed the non-consolidated balance sheet of Planning Alliance as at August 31, 2015 and the non-consolidated statements of earnings, partners' capital and cash flows for the year then ended. Our review was made in accordance with Canadian generally accepted standards for review engagements and accordingly consisted primarily of inquiry, analytical procedures and discussion related to information supplied to us by management.

A review does not constitute an audit and consequently we do not express an audit opinion on these non-consolidated financial statements.

Based on our review, nothing has come to our attention that causes us to believe that these non-consolidated financial statements are not, in all material respects, in accordance with Canadian accounting standards for private enterprises.



Shimmerman Penn LLP

Chartered Accountants

Licensed Public Accountants

Toronto, Canada

January 25, 2016

PLANNING ALLIANCE
NON-CONSOLIDATED BALANCE SHEET
AS AT AUGUST 31, 2015
(UNAUDITED)

	2015	2014
ASSETS		
CURRENT		
Cash (note 2)	s.21(1)	
Accounts receivable (note 3)		
Work in progress		
Prepaid expenses and sundry assets		
Loans receivable - related companies (note 4)		
Current portion of proceeds receivable (note 6)		
Loan receivable - subsidiary company		
LONG TERM		
Investments (note 5)		
Proceeds receivable (note 6)		
Capital assets (note 7)		

See accompanying notes

	2015	2014
--	------	------

CURRENT

s.21(1)

Obligation under capital lease (note 9)
Due to former partners (note 10)

PARTNERS' CAPITAL

APPROVED ON BEHALF OF THE PARTNERS:

Partner

PLANNING ALLIANCE
NON-CONSOLIDATED STATEMENT OF EARNINGS
YEAR ENDED AUGUST 31, 2015
(UNAUDITED)

	2015	2014
REVENUE	s.21(1)	
LESS: CONSULTANTS		
Dividends from subsidiary company		
Management fees		
Rental and other income		
Expense recoveries		
EXPENSES		
Salaries and related benefits		
Occupancy costs		
Amortization		
Bad debts		
Office and general		
Project costs		
Insurance		
Income allocated to former partners		
Interest on obligation under capital lease		
Travel		
Advertising and promotion		
Professional fees		
Telephone		
Interest and bank charges		
Interest on amounts due to former partner		
Equipment leasing and repairs		
Gain on foreign exchange		
EARNINGS BEFORE UNDERNOTED ITEM		
Gain on sale of investment (note 6)		
NET EARNINGS		
ALLOCATED AS FOLLOWS		
s.21(1)		

See accompanying notes

PLANNING ALLIANCE

CONSOLIDATED FINANCIAL STATEMENTS

AUGUST 31, 2014

CONTENTS

NOTICE TO READER	1
FINANCIAL STATEMENTS	
Consolidated Balance Sheet	2
Consolidated Statement of Earnings	3
Consolidated Statement of Partners' Capital	4
Note to Consolidated Financial Statements	5

NOTICE TO READER

On the basis of information provided by management, we have compiled the consolidated balance sheet of Planning Alliance as at August 31, 2014 and the consolidated statements of earnings and partners' capital for the year then ended.

We have not performed an audit or a review engagement in respect of these consolidated financial statements and, accordingly, we express no assurance thereon.

Readers are cautioned that these consolidated statements may not be appropriate for their purposes.



Shimmerman Penn LLP

Chartered Accountants

Licensed Public Accountants

Toronto, Canada

January 5, 2015

2013

Cash
Accounts receivable
Income taxes recoverable
Work in progress
Prepaid expenses
Loan receivable - related companies

- Accounts payable and accrued liabilities
- Income taxes payable
- Deferred revenue
- Future income taxes
- Current portion of due to former partner
- Current portion of obligation under capital lease
- Loan payable - related party

Due to former partner
Obligation under capital lease

PLANNING ALLIANCE
CONSOLIDATED STATEMENT OF EARNINGS
YEAR ENDED AUGUST 31, 2014
(UNAUDITED - SEE NOTICE TO READER)

	2014	2013
REVENUE	s.21(1)	
LESS: CONSULTANTS		
Expense recoveries		
Rental and other income		
Management fees		
EXPENSES		
Salaries and benefits		
Project costs		
Occupancy costs		
Amortization		
Office and general		
Professional fees		
Travel		
Equipment leasing and repairs		
Insurance		
Advertising and promotion		
Telephone		
Interest and bank charges		
Bad debts		
Interest on obligation under capital lease		
Interest on long-term debt		
Foreign exchange loss (gain)		
EARNINGS BEFORE INCOME TAXES AND MINORITY INTEREST		
PROVISION FOR (RECOVERY OF) INCOME TAXES		
Current		
Future		
EARNINGS BEFORE MINORITY INTEREST		
MINORITY INTEREST		
NET EARNINGS		

See accompanying note

PLANNING ALLIANCE
CONSOLIDATED STATEMENT OF PARTNERS' CAPITAL
YEAR ENDED AUGUST 31, 2014
(UNAUDITED - SEE NOTICE TO READER)

	2014	2013
CAPITAL, beginning of year	s.21(1)	
Net earnings		
Drawings		
Transfer to due to former partner		
CAPITAL, end of year		

PLANNING ALLIANCE

CONSOLIDATED FINANCIAL STATEMENTS

AUGUST 31, 2013

CONTENTS

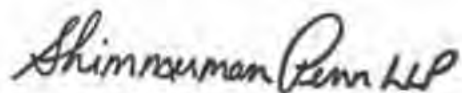
NOTICE TO READER	1
FINANCIAL STATEMENTS	
Consolidated Balance Sheet	2
Consolidated Statement of Earnings	3
Consolidated Statement of Partners' Capital	4
Note to Consolidated Financial Statements	5

NOTICE TO READER

On the basis of information provided by management, we have compiled the consolidated balance sheet of Planning Alliance as at August 31, 2013 and the consolidated statements of earnings and partners' capital for the year then ended.

We have not performed an audit or a review engagement in respect of these consolidated financial statements and, accordingly, we express no assurance thereon.

Readers are cautioned that these consolidated statements may not be appropriate for their purposes.



Shimmerman Penn LLP

Chartered Accountants

Licensed Public Accountants

Toronto, Canada

January 30, 2014

PLANNING ALLIANCE
CONSOLIDATED BALANCE SHEET
AS AT AUGUST 31, 2013
(UNAUDITED - SEE NOTICE TO READER)

	2013	2012
ASSETS		
CURRENT		
Cash	s.21(1)	
Accounts receivable		
Income taxes recoverable		
Work in progress		
Prepaid expenses		
Loan receivable - related company		
CAPITAL ASSETS		
INVESTMENT		
LIABILITIES		
CURRENT		
Accounts payable and accrued liabilities		
Income taxes payable		
Deferred revenue		
Future income taxes		
Loan payable - related party		
Current portion of loan payable - related company		
Current portion of loan payable		
NON-CONTROLLING INTEREST		
PARTNERS' CAPITAL		
BALANCE		

APPROVED ON BEHALF OF THE PARTNERS:

Partner

Partner

See accompanying note

PLANNING ALLIANCE
CONSOLIDATED STATEMENT OF EARNINGS
YEAR ENDED AUGUST 31, 2013
(UNAUDITED - SEE NOTICE TO READER)

	2013	2012
REVENUE		
LESS: CONSULTANTS		
Expense recoveries		
Management fees		
Interest and other		
EXPENSES		
Salaries and benefits		
Project costs		
Occupancy costs		
Office and general		
Amortization		
Bad debts		
Equipment leasing and repairs		
Professional fees		
Insurance		
Advertising and promotion		
Travel		
Telephone		
Interest and bank charges		
Interest on long-term debt		
Foreign exchange loss (gain)		
EARNINGS BEFORE INCOME TAXES AND MINORITY INTEREST		
PROVISION FOR (RECOVERY OF) INCOME TAXES		
Current		
Future		
EARNINGS BEFORE MINORITY INTEREST		
MINORITY INTEREST		
NET EARNINGS		

s.21(1)

See accompanying note

PLANNING ALLIANCE
CONSOLIDATED STATEMENT OF PARTNERS' CAPITAL
YEAR ENDED AUGUST 31, 2013
(UNAUDITED - SEE NOTICE TO READER)

	2013	2012
CAPITAL, beginning of year	s.21(1)	
Net earnings		
Capital contributions		
Drawings		
CAPITAL, end of year		

See accompanying note

C

Appendix C Additional Work Reference

CANADIAN

ARCHITECT

\$4.95 AUG/07
V.52 N.08

RESIDENTIAL INTENSIFICATION
EXPO 67 REVISITED



HALLOWED HALL



BEN RAHN/A-FRAME

SOCIAL HOUSING DISPLAYS A STRIKING PROFILE IN THIS SUCCESSFUL INSERTION INTO A RARE SLICE OF DOWNTOWN LAND IN TORONTO.

PROJECT EVANGEL HALL, TORONTO, ONTARIO
ARCHITECT ARCHITECTSALLIANCE
TEXT DAVID STEINER
PHOTOS BEN RAHN/A-FRAME, DAVID WHITTAKER

Social housing schemes that devour city blocks died years ago. It has been repeatedly proven that segregated clusters of towers make for miserable living conditions. Regent Park, St. James Town, or Lawrence Heights are generally defunct models for sheltering struggling people, and the government and the public are no longer interested in this building type. Thankfully, these models of housing are being rethought and redeveloped. Through various funding schemes, the city now encourages smaller-scale, community- and privately funded initiatives to deliver social housing that is specific to its targeted audiences—for example, an urban First Nations housing centre, a seniors' residence, or a shelter for homeless folk. In downtown Toronto, the Presbyterian Church has been running a shelter and drop-in centre on Queen Street since 1913, but five years ago, it decided that the building was not large enough to accommodate the number of people that sought services. Last October, a new building, Evangel Hall, opened three blocks south of the old one at 552 Adelaide Street West. Unlike the original, this building is a mixed-use facility serving as a housing development for marginalized people and those suffering from mental health issues, a drop-in centre with

ABOVE TWO CONTRASTING VOLUMES OF THE BUILDING SEEM TO SLIDE PAST EACH OTHER: THE TALL DARK BRICK COMPONENT RISES ABOVE THE ELONGATED SLIVER OF COLOURED GLASS, ALL OF WHICH SITS ATOP A COMPLETELY GLAZED GROUND FLOOR HOUSING A THRIFT SHOP, DROP-IN CENTRE AND ADMINISTRATIVE SPACES.

a wide range of services for the poor, and a retail space for used clothing. The building is relatively small and unabashedly contemporary.

Enormous set-up costs and subsequent debt have made the government reluctant to finance social housing. After a preliminary grant, a non-profit has to finance the remainder of the project through donations and a mortgage at conventional lending rates. John van Nostrand, a partner at architectsAlliance (aA), the architects of the new building, thinks this is positive. "There's a real potential for it to be closer to the private market." He believes the private sector is far more efficient and flexible, able to deliver social housing schemes that are appropriate to its clientele, and effectively run within the constraints of the residential market. aA, known primarily for its Toronto condominiums and university buildings, adapted its knowledge of market-driven high-rise developments to the construction of this five-storey glass window-wall project. The building is sited along a north-south axis on a long narrow slot, tight against a historic theatre to the west. This stretch of Adelaide Street is a busy one-way thoroughfare that takes eastbound traffic into the downtown core. The area is in transition—warehouses and light industry are being replaced with housing and amenities. Parking lots that dot the neighbourhood are quickly being filled in with glass-faced condominiums.

From a distance, Evangel Hall appears as two blocks nestled beside each



other. The taller one is clad in dark brick, the other is a long and narrow coloured-glass rectangle. The housing component is accessed from Adelaide Street at the south; the drop-in area is open to the public from a new driveway along the east façade; and the retail component sits closest to the street in a one-storey smart glass box. Each program piece has a dedicated administration space. There are 84 apartments split amongst bachelor, one-bedroom, and two-bedroom units. The smallest of the three types is about 225 square feet. Modularity governs the size and position of the smallest units: any two adjacent bachelor units are the size of a one-bedroom unit. To convert the bachelors into a one-bedroom, the demising wall needs only to be removed (this works to a point—the one-bedrooms have their plumbing in a different place than the bachelor apartments). Van Nostrand explained that the one-room unit is based on the old single-room occupancy (SRO) hotel model, where single people could rent rooms by the week or month. Popular until the end of the Second World War, this housing type virtually disappeared from the market. All units at Evangel Hall have large operable windows and tiny kitchens. While bachelor units generate the most mortgage income, two-bedroom units afford the greater service. By analyzing the cost of each unit, the value they provide and the potential clientele, a mix of units was derived.

aA modified the standard window system by stopping the glazing at the top and bottom of each slab. A custom metal edging piece was then fit onto the slab edge and fastened into place from the exterior. This does two things: it creates a strong horizontal line at each floor and allows for easy access to repair any moisture problems that arise at the base of the window wall. Strong lines, a fenestration pattern that flips between every floor, and coloured glass spandrel panels placed periodically as visual punctuation add texture to an otherwise long, unrelenting façade.



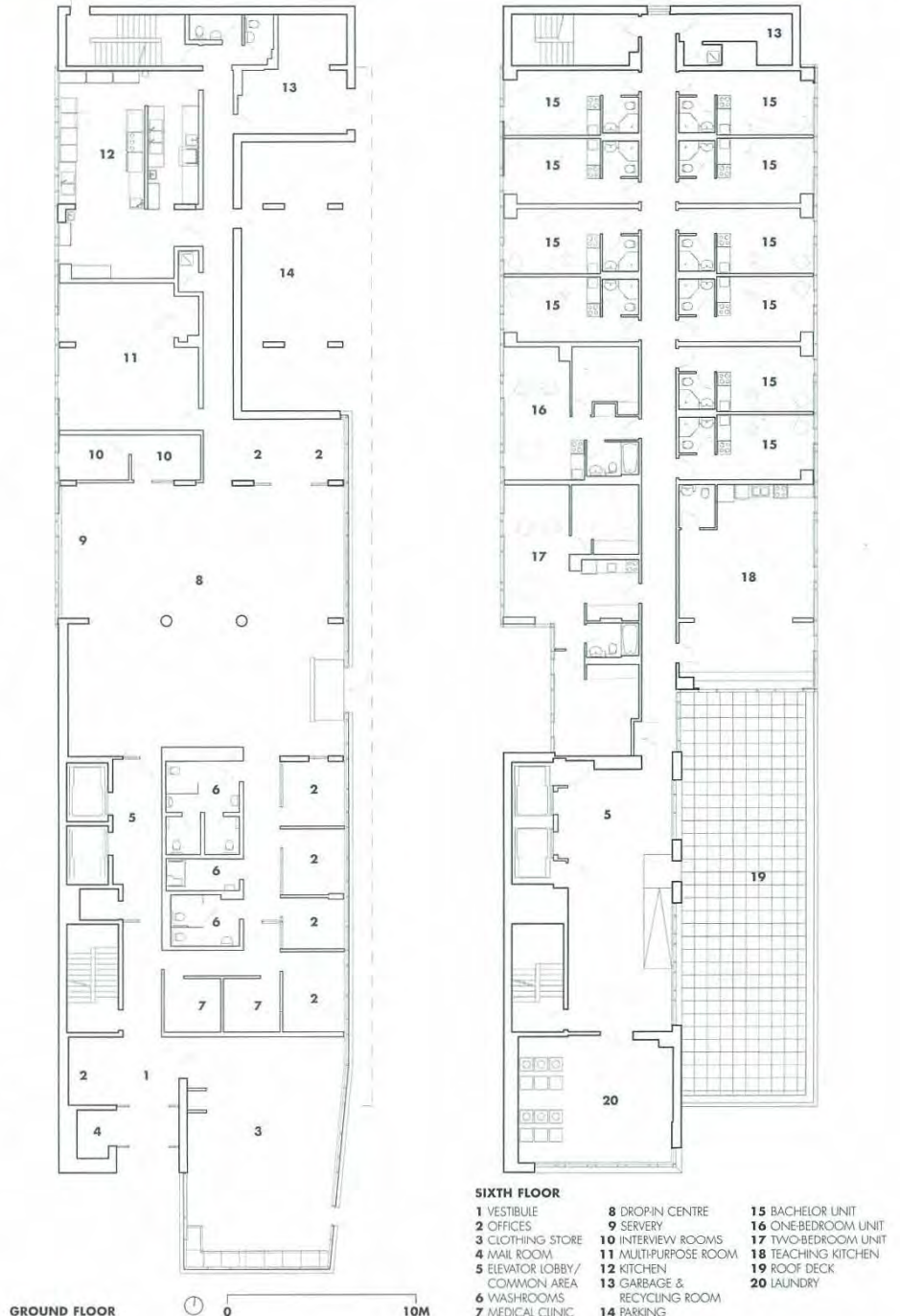


OPPOSITE A MASSING DIALOGUE AND VISUAL HIERARCHY IS EXPRESSED THROUGH THE THREE-PART COMPOSITION OF THE ADELAIDE STREET FAÇADE. A THRIFT SHOP AND ENTRANCE ON THE GROUND FLOOR IS THE MOST TRANSPARENT AND INVITING ELEMENT. **ABOVE, LEFT TO RIGHT** IT IS IN THE CAFETERIA WHERE RESIDENTS BEGIN TO FORM THEIR COMMUNITY; INSIDE ONE OF THE TYPICAL BACHELOR UNITS.

The needs of Toronto's homeless in this small area of the city are significant, and consequently the building is well used. Up to 100 people are fed each morning in the main common space. The food is prepared in the ground-floor kitchen. There is space for clothing storage, a simple spiritual room in the basement, offices, and counselling rooms. On the top floor, looking south to Lake Ontario, is a laundry room and common kitchen that connects to a large terrace. In Toronto's current housing climate, such an amenity is priceless. In contrast to the exterior, the building's interior is far more utilitarian. Constant use has rendered the interiors prematurely worn after only a few months. Plain, inexpensive materials comprise the finishes, and a folksy mural scene painted by a volunteer faces the main entrance.

Contemporary social housing often makes for good architecture. Absent are the market pressures that can squeeze the quality out of traditional housing. Social housing developers are radically different from other speculative developers. They are more willing to accept new solutions since the end users are usually not as discerning or conservative as typical homeowners. Evangel Hall avoids the utilitarianism of many existing social housing developments and provides a piece of architecture that is as sophisticated and considered as any other building type. It suggests the possibility for the least marketable segment of society to live comfortably in a building as humane, as dignified, and as unapologetically stylish as any market housing. **CA**

Previously employed at architectsAlliance, David Steiner is an architect working at Cohos Evamy in Toronto.



YWCA Elm Centre

YWCA Toronto and Wigwamen Inc



The YWCA Elm Centre is one of the largest social housing projects to be developed in downtown Toronto in the last 10 years. The Centre combines new administrative offices for YWCA Toronto – to be housed in an important heritage structure built as a “House of Industry” in 1848 – with two new residential communities comprising 300 new affordable rental housing units.

This two-building complex in downtown Toronto houses residential, administrative and community service facilities for YWCA Toronto. The Jean Tweed Centre, which works with women facing substance abuse, and Wigwamen Inc., an aboriginal housing development organization, are partners in the project. The complex is organized around an internal courtyard, and provides offices, meeting and multi-purpose rooms, and community services for the three organizations,

as well as Wigwamen's Economic Development Centre, and a YWCA-run restaurant and retail store. A playground for the children of all residents is also nestled within the courtyard. The residential floors of the complex contain residential units for YWCA Toronto and Wigwamen tenants. YWCA Toronto's administrative offices are housed in a heritage building on Elm. The project has incorporated a number of Green Building strategies and systems, as found and referenced in the CAGBC's LEED Rating System. In particular, energy-efficiency and reduced life-cycle costs were targeted. The building design includes an improved thermal building envelope, central ventilation energy recovery, radiant heating and cooling, and a ground source heat pump system. YWCA Elm Centre is designed to LEED Silver criteria.

Location

Toronto, Ontario

Dates

2009–2011

Size

320,000 sf

Budget

\$53 million

Expertise

- Master Planning
- Housing + Mixed Use

Tarkwa Mine New Town

Gold Fields International



SvN managed the negotiation with, and resettlement of, approximately 22,000 people in what is, to date, Africa's largest mine-related resettlement project. The complex negotiation process – involving 14 impacted communities and over 80 formal negotiation meetings with committees, local traditional leaders, and local and regional government – led to the construction of a new 35-hectare community called New Atuabo, with housing, services and public facilities.

Location

Ghana

Dates

1996 to 2000

Expertise

- Housing Design + Construction
- Community Engagement + Development
- Stakeholder Engagement
- Town Planning

Lesotho Urban Upgrading

Lesotho Housing and Land Development Corporation



In 1985, the Government of Lesotho initiated a program of urban decentralization. This project called for the upgrading of the two secondary urban centres of Mafeteng and Teyateyaneng, and the preparation of Strategic Urban Development Plans for the upgrading of the two additional secondary towns of Mohale's Hoek and Leribe.

Major project components included design and administration of land tenure, land registration, valuation and housing delivery programs; institutional strengthening of Lesotho Housing and Land Development Corporation; design and construction management of new sites-and-services residential areas; schools, health facilities and new local government offices;-

community development.

In 1992, the Lesotho Urban Upgrading Project was the recipient of two significant planning and development awards: the Building & Social Housing Foundation's World Habitat Award and the Canadian Institute of Planners' Award of Excellence.

Location
Lesotho

Dates
1989-1991

Expertise
- Architecture
- Housing Development + Financing
- Planning

Tsunami Reconstruction

Care International / Government of Indonesia



In the aftermath of the 2004 tsunami that devastated northern Indonesia, SvN was asked by CARE International and the Indonesian Government to prepare an integrated long-term reconstruction plan for parts of Aceh Province and Simeulue Island.

SvN's work included housing and community facilities design, redevelopment planning for existing villages, and the design of new resettlement communities. The team assessed potential resettlement areas and new town locations with the goal of constructing 1,900 permanent new homes in 12 existing communities and two new resettlement communities for displaced people.

SvN worked extensively with local community members throughout the planning process – in the creation of village and town plans, location and design of community services facilities, provision of temporary shelter, selection of housing designs, and designs for rebuilding community infrastructure.

Location
Indonesia

Dates
2006

Expertise

- Site Planning
- Housing and Community Facilities Design
- Stakeholder Engagement
- Policy Development

D

Appendix D Type 1 Drawings

Ground Floor Plan

§ 21(1)



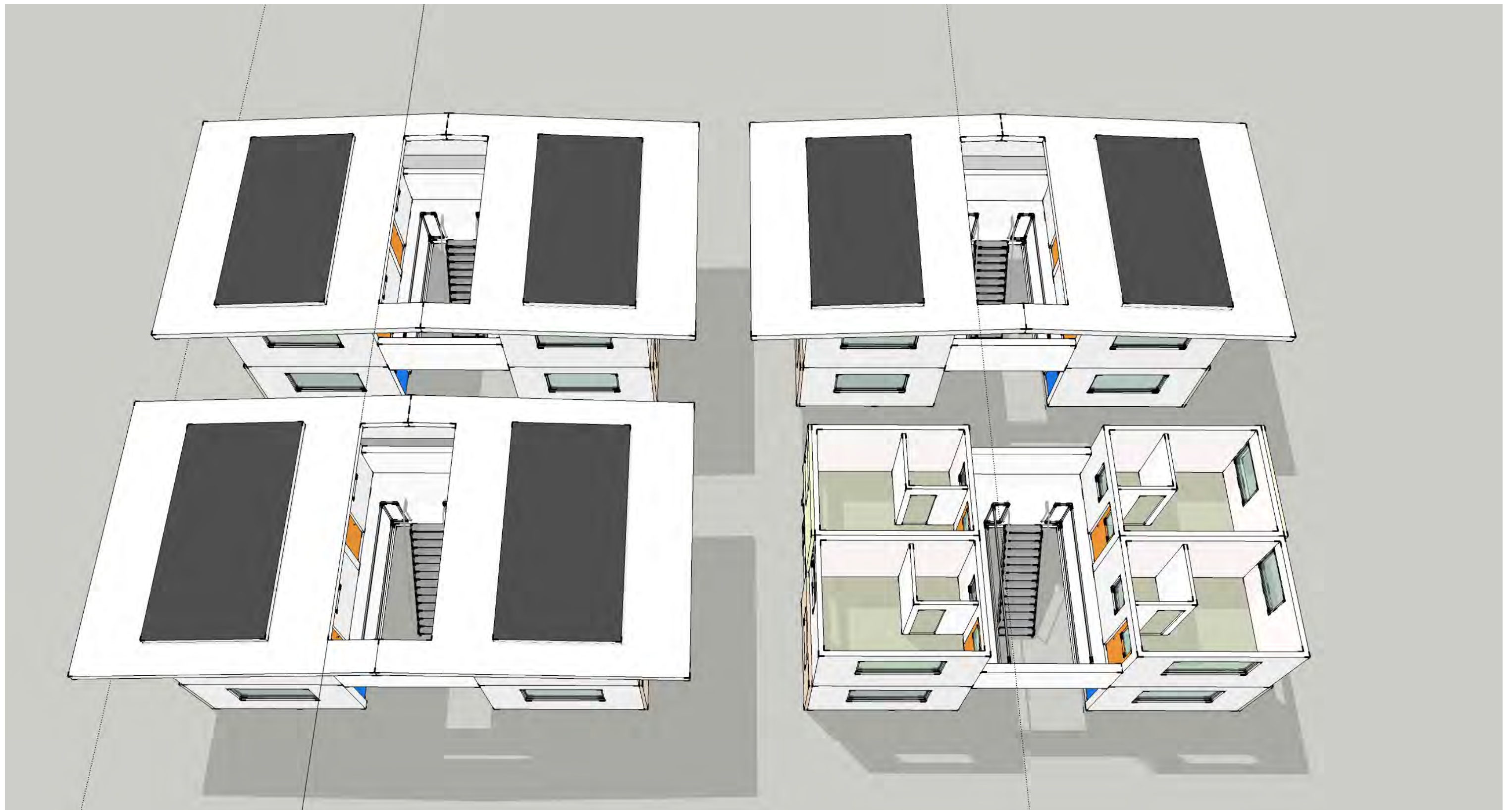
Birds-Eye View of Type 1: Residential Hotel



Type 1: Simplex Units
150 sf



Type 1: Potential Quadraplex / Octoplex Units



Type 1: Street View



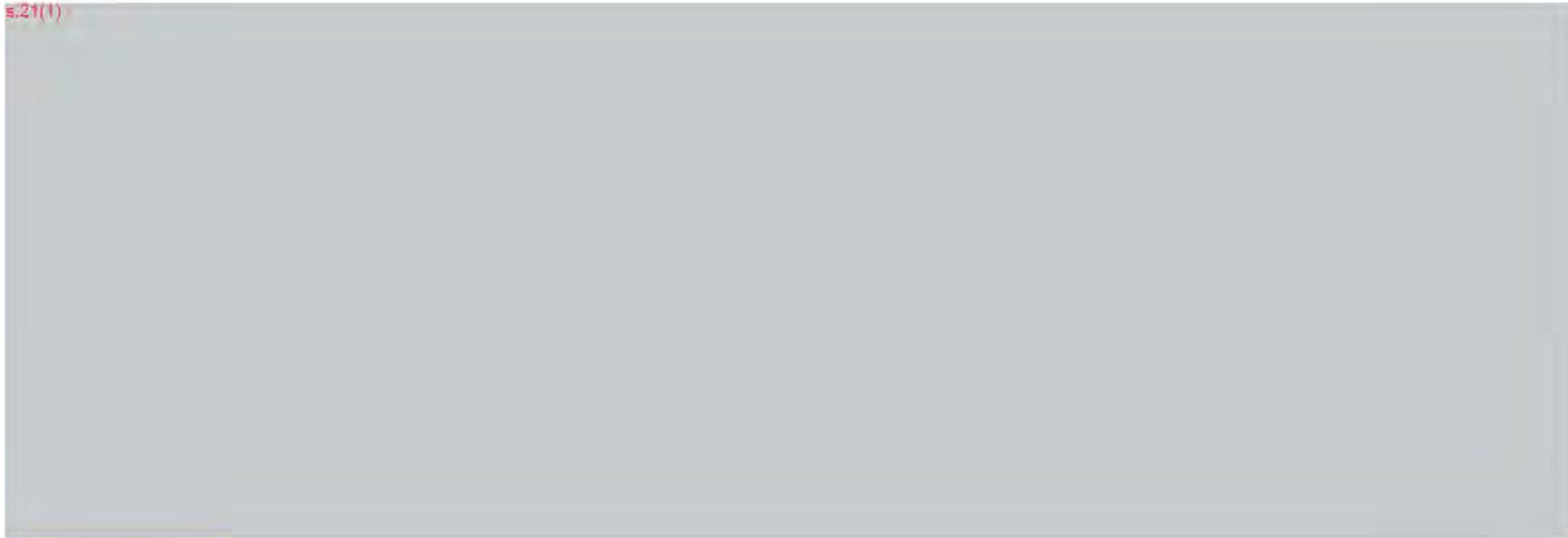
Type 1: Views of Residential Hotel



E

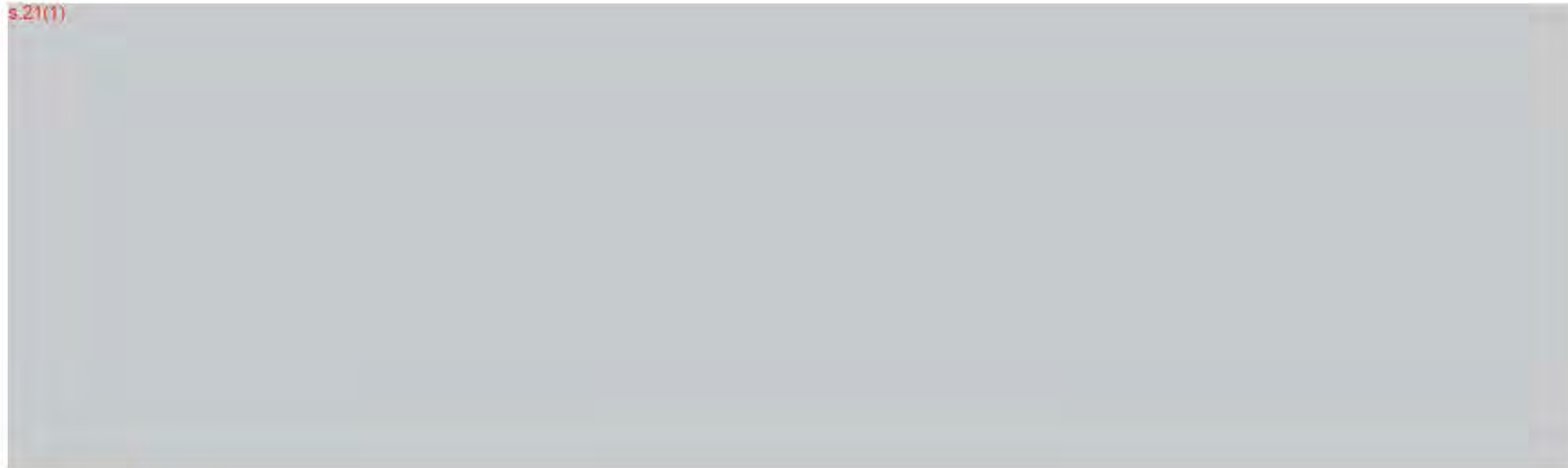
Appendix E Type 2 Drawings

s.21(1)



Structural Frame

s.21(1)

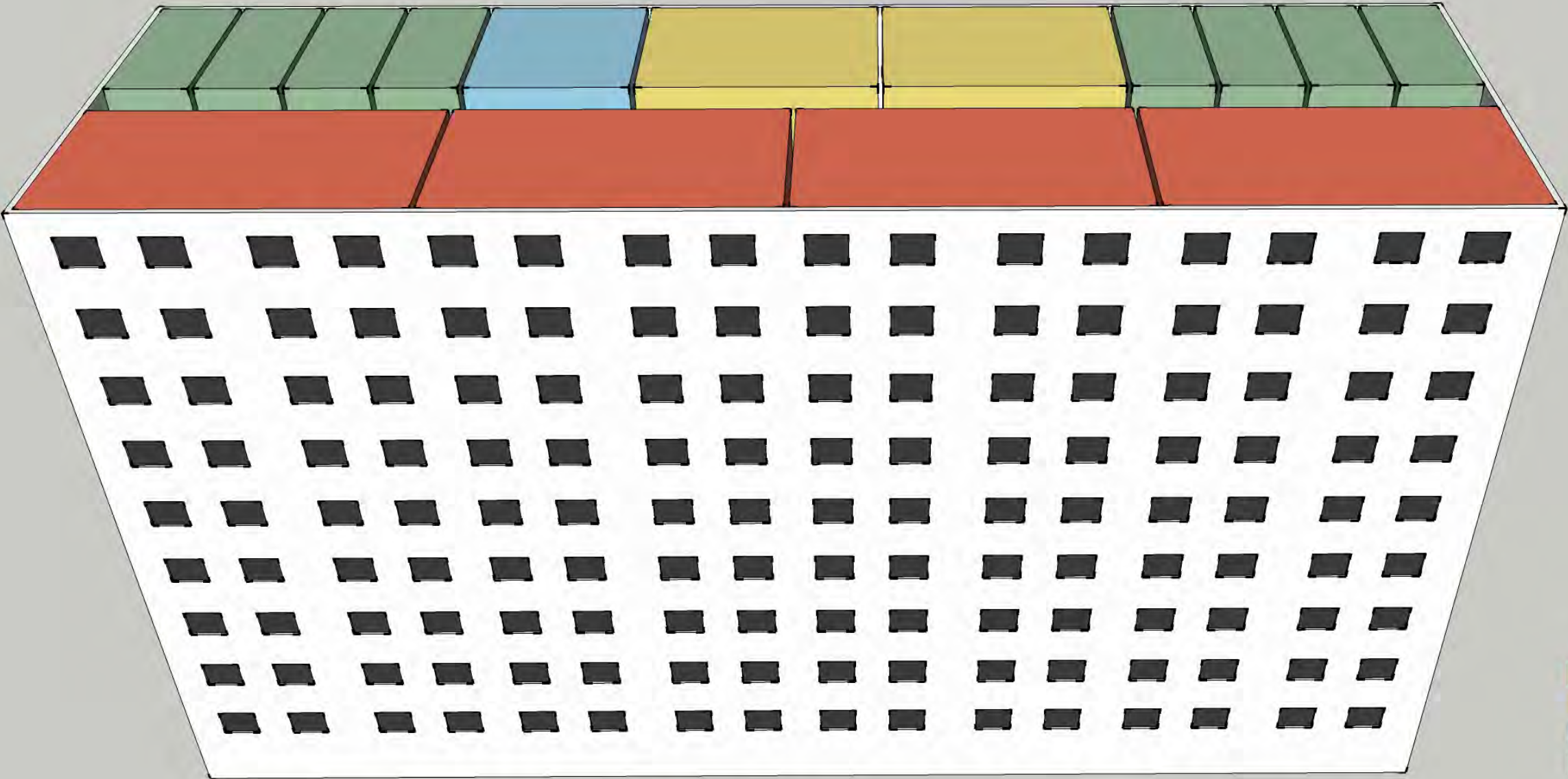


Typical Floor Plate



s.21(1)

Type 2
Massing for 100 units



Type 2 - Units		
3 Bedrooms	50 total	
2 bedroom	25 total	
1 bedroom	10 total	
Studio	15 total	

Type 2
Street View of Massing



F

Appendix F Curricula Vitae

John van Nostrand B ARCH, FRAIC, FCIP

Architect/Planner

John is the Founding Principal of SvN and JvN/d. Over the last four decades, he has been the driving force behind the firm's domestic and international architecture, planning and urban design practice. John van Nostrand Development Inc. (JvN/d) was established in 2015 to identify and develop models for "affordable home ownership" in Canada. John has extensive experience leading large, multi-disciplinary consulting teams on sophisticated architecture and urban development projects across Canada and around the world, including a number of major mine-related housing projects in Africa, Latin America and Canada. He has worked in a wide range of developed and developing countries on the planning, design and construction of new communities ranging in size from 150 to 150,000 persons. John has been widely recognized for his expertise in the planning and design of affordable housing and community design, as well as transportation and transit infrastructure. His work has been recognized with a number of national and international awards, including the World Leadership Award for Town Planning, Daniel Burnham Award from the American Planning Association, World Habitat Award from UN Habitat, numerous Awards of Excellence from the OAA, RAIC, CIP and OPPI, and many City of Toronto Urban Design Awards. In 2004, John was awarded the Jane Jacobs Award for "Ideas

Project Experience

- 2015 West Harbour Intensification Project and Investment Guide - Hamilton, ON
Rosewood Park Neighbourhood Plan - Regina, SK
Dundas Connects Corridor Plan and Urban Design - Mississauga, ON
- 2014 Rainy River Worker Housing - Rainy River, ON
Intermunicipal Development Plan & Area Structure Plan - Lac Ste. Anne, AB
Municipal Development Plan and Land Use Bylaw Update - Westlock, AB
- 2013 Regina Official Community Plan - Regina, SK
Iqaluit Inuit-Owned-Lands Development Plan - Nunavut
11th Street Housing - Regina, SK
Humboldt Growth Plan - SK
Affordable Housing Prototypes, Cochrane District Social Services Board - ON
Church of the Ascension Reconstruction - Hamilton, ON
Charlton/St. Joseph's Redevelopment Project - Hamilton, ON
Hollinger Mine - Timmins, ON
- 2012 Oyu Tolgoi Mine Town and Business Park - South Gobi, Mongolia
Port Lands Acceleration Initiative - Toronto, ON
Labatt Village - Toronto, ON
Sabodala Gold Mine Strategic Development Plan - Kedougou Region, Senegal
Thompson + Region Economic Diversification Plan - Thompson, MN
Magnetawan Community Recovery Plan - Magnetawan, ON
- 2011 2015 Pan/Parapan American Games Athletes Village DBFM - Toronto, ON
Ryerson University Student Housing - Toronto, ON
Innovation Durham Market and Smart Hub - Whitby/Oshawa, ON
Seaton Neighbourhoods - Draft Plans of Subdivision - Pickering, ON



Contact

jvannostrand@svn-ap.com
416 907 7224

Employment History

- 1999 - present
Principal, SvN (previously planningAlliance and regionalArchitects)
- 2004 - 2015
Principal, rePlan
- 1999 - 2009
Principal, architectsAlliance
- 1993 - 1999
Principal, van Nostrand Hanson DiCastr Architects
- 1983 - 1993
Principal, J. van Nostrand Architect + Planner
Principal, Garwood-Jones van Nostrand Architects
- 1978 - 1983
Principal, J. van Nostrand Associates

Qualifications

Bachelor of Architecture
University of Toronto, 1972
Asst. / Adj. Professor of Architecture
University of Toronto, 1974 - 1983

Professional Associations

Fellow, Canadian Institute of Planners
Fellow, Royal Architectural Institute of Canada
Member, Ontario Association of Architects
Member, Alberta Association of Architects

JvN/d SvN

110 Adelaide St E, 4th Floor
Toronto Ontario
Canada M5C 1K9
416 593 6499
svn-ap.com

- 2010 Comprehensive Regional Infrastructure Sustainability Plan – Athabasca and Cold Lake Oil Sands Areas, AB
Whitby Official Plan Review, Intensification Strategy and Secondary Plan – Whitby, ON
Kashechewan Capital Plan Study – Kashechewan First Nation, ON
Growth Plan for Northern Ontario – Ontario
Waterways Area Development Plan – Fort McMurray, AB
- 2009 2015 Pan American Games Athletes Village – Toronto, ON
Mayor's Tower Renewal Project – Toronto, ON
Toronto Community Housing Tower Renewal – Toronto, ON
Hamilton Psych Hospital Optimal Use Report – Hamilton, ON
Intensification Plan and Sustainable Community Plan – Whitby, ON
Bicknell Avenue Affordable Housing – Toronto, ON
Wynn Properties Mixed-Use Development – Toronto, ON
Kipling Mobility Hub – Metrolinx – Toronto, ON
- 2008 Wellesley Community Housing – Toronto, ON
Lawrence-Allen Revitalization Project – Toronto, ON
Downsview Secondary Plan – Toronto, ON
Oshawa Kedron Secondary Plan – Oshawa, ON
Growth Management Plan – Guelph, ON
Whitby Psychiatric Hospital Land Use Plan – Whitby, ON
Hearst Community Improvement Plan – Hearst, ON
Creemore Urban Design Study + Workshop – Creemore, ON
- 2007 Western Waterfront Master Plan – Toronto, ON
London Psychiatric Hospital Land Use Plan (ORC) – London, ON
Burlington GO Station Intensification – Burlington, ON
Bloor Street Transformation – Toronto, ON
- 2006 Amman Master Plan – Amman, Jordan
Union Station Precinct Master Plan – Toronto, ON
Evangel Hall Single Occupancy Residences – Toronto, ON
Evergreen at the Brick Works Master Plan – Toronto, ON
Kortright Centre Living Centre Sustainable Redesign – Toronto, ON
- 2005 YWCA Elm Centre, Residences and Head Office – Toronto, ON
Places to Grow Growth Plan for the Greater Golden Horseshoe Southern Ontario
Central Pickering Development Plan – Pickering, ON
Downtown Yonge Street Business Improvement Area – Toronto, ON
- 2004 Sheguiandah Living Heritage Centre – Manitoulin Island, ON
- 2001 Toronto East Port Lands Master Plan – Toronto, ON
- 2000 Toronto Waterfront Revitalization Task Force – Toronto, ON
Fort Erie Gateway Master Plan – Fort Erie, ON
- 1999 Toronto Olympic Village 2008 – Toronto, ON
Allen-Sheppard Urban Design Study – Toronto, ON
- 1998 Bloor Street Transformation – Toronto, ON
- 1997 St. George Street Revitalization – Toronto, ON
Timmins Gold Mine Tourism Study – Timmins, ON

JvN/d SvN

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Canada M5C 1K9
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svn-ap.com

Drew Sinclair M Arch, OAA, MAA, SAA, MRAIC

Principal, Architect

Drew Sinclair is a Principal of SvN. Drew is an urban designer and licensed architect and recipient of the Canada Council's Prix de Rome for Emerging Practitioners. He is a graduate of McGill University and holds a Masters of Architecture degree from the University of Toronto where he won the Heather Reisman Gold Medal in Design. Drew has been recognized for design innovation at both small- and large-scales. He was the lead architect for the Athletes' Village Master Plan for the 2015 Pan and Parapan American Games and continues to lead the firm's housing and institutional building practice areas. Drew was Project Architect for a number of award winning residential projects, including the 40R Laneway House (with superkul) in Toronto, and has managed a wide range of residential, institutional, and mixed-use projects.

Project Experience

- 2015 Regent Park Block 32, Toronto, Ontario
25 St. Dennis Drive Infill Rental Housing, Toronto, Ontario
1625 Military Trail Student Housing, Scarborough, Ontario
577 King Street West, Toronto, Ontario
Minto High Park Infill and Rental Housing, Toronto, Ontario
Film Studio Precinct 6-Storey Wood Rental Housing, Toronto, Ontario
- 2014 dLAB Innovation District Master Plan, Whitby, Ontario
Church of the Ascension, Hamilton, Ontario
Life Community Church of God, Toronto, Ontario
Kemerovo Housing Master Plan, Novosibirsk, Russia
260 Church Street Mixed-Use Building (Residence + Academic), Toronto, Ontario
Life Purposes Centre, Etobicoke, Ontario
Dundas and Aukland Mixed-Use Development, Etobicoke, Ontario
Humber College Teaching Hotel, Toronto, Ontario
- 2013 Oyu Tolgoi Mine Town and Business Park – South Gobi, Mongolia
Port Lands Acceleration Initiative – Toronto, ON
Labatt Village – Toronto, ON
Sabodala Gold Mine Strategic Development Plan – Kedougou Region, Senegal
Thompson + Region Economic Diversification Plan – Thompson, MN
Magnetawan Community Recovery Plan – Magnetawan, ON
- 2012 Hamilton Stadium (Ivor Wynne) (DBF Pursuit), Hamilton, Ontario
York University Athletics Stadium (DBF Pursuit), Toronto, Ontario
Milton Velodrome (DBF Pursuit), Milton, Ontario
Oyu Tolgoi Mine Site Development, Khanbogd, Mongolia
Manitoba Justice Alternative Justice Facility, Thompson, Manitoba
Thompson Industrial Skills and Trades Training Centre, Thompson, Manitoba
Port Lands Acceleration Initiative, Toronto, Ontario
- 2011 Thompson Economic Development Plan, Thompson, Manitoba
2015 Pan Am Games Athletes Village (DBF Pursuit), Toronto, Ontario
Thompson Economic Development Plan, Thompson, Manitoba
2015 Pan Am Games Athletes Village (DBF Pursuit), Toronto, Ontario
77 Mutual Street Ryerson Student Residence, Toronto, Ontario
Durham Learning and Business Park (Innovation Durham), Durham, Ontario
Minto CMHC Equilibrium Communities, Ottawa, Ontario



Contact

dsinclair@svn-ap.com
416 583 1504

Employment History

- 2008 - present, SvN
Principal
- 2007 - 2012
John H. Daniels School of Architecture,
University of Toronto - Adjunct Professor
Toronto, Ontario
- 2005 - 08
superkul inc architect - Project Architect
Toronto, Ontario
- 2004 - 05
WORK Architecture Company - Architect
New York, NY
- 2003 - 04
Tod Williams Billie Tsien Architects - Intern
Architect
New York, NY

Qualifications

- Master of Architecture
University of Toronto, 2006
- Bachelor of Arts, (Hons.)
McGill University, 2000

Awards

- Canada Council Prix de Rome for Emerging
Practitioners, 2008

SvN

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Talking Camel Productions Offices, Toronto, Ontario
Rhombus Media Executive Loft, Toronto, Ontario

Drew Sinclair
Principal, Architect

- 2010 901 Simcoe Street South Development, Oshawa, Ontario
Charles Street Precinct Urban Design Study, Whitby, Ontario
Kingston Provincial Lands Optimal Use Study, Kingston, Ontario
328-374 Dupont Street Mixed-Use Development, Toronto, Ontario
Toronto Community Housing St. Jamestown Tower Renewal, Toronto, Ontario
Neyayesh Hotel and Conference Centre, Tehran, Iran
Lawrence Allen Revitalization Study, Toronto, Ontario
- 2009 2015 Pan American Games Athletes Village Master Plan, Toronto, Ontario
Port Whitby Sustainable Community Plan, Whitby, Ontario
Halton Region Ontario Street Housing, Milton, Ontario
Seneca College Knowledge Infrastructure Expansion, Toronto, Ontario
KACST Photonics Research Laboratory, Riyadh, Saudi Arabia
- 2008 The York School Expansion and Master Plan, Toronto, Ontario
YMCA Toronto Elm Centre, Toronto, Ontario
Zagreb International Airport, Zagreb, Croatia
250 Ellis Avenue House, Toronto, Ontario
40R Laneway House, Toronto, Ontario
Canada Council Prix de Rome for Emerging Practitioners, Rome, Italy
- 2007 Stonefields Masterplan, Guelph, Ontario
16 Astley Avenue, Toronto, Ontario
Junior Academy Private School, Toronto, Ontario
99 Sudbury Avenue Mixed-Use Development Toronto, Ontario
- 2006 Diane von Furstenburg Headquarters, New York, New York
Glen Road House, Toronto, Ontario
White Street Loft, New York, New York
- 2005 The Emerald Condominium, New York, New York
Hearst Corporation History Pavilion, New York, New York
Spotwelders Studio, New York, New York
BAM Cultural District Master Plan, Brooklyn, New York
Asia Society Hong Kong Centre, Hong Kong, PRC
Skirkanich Hall Biomedical Laboratories, University of Pennsylvania, Philadelphia
- 2004 Phoenix Art Museum, Phoenix, Arizona
Royal Conservatory of Music, Toronto, Ontario
Young Centre for the Performing Arts, Toronto, Ontario
Bank Street Building, Ottawa, Ontario
Canadian Museum of Nature, Ottawa, Ontario
W Hotel Buckhead, Atlanta, Georgia
Tacoma Glass Museum, Tacoma, Washington
Dead Malls, Toronto, Ontario

SvN

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svn-ap.com

Results oriented individual, with a keen interest in urban planning and development, and a history of research-intensive, analytical professional experience. Strong communication and project management skills, with extensive local and international volunteer experience.

PROFESSIONAL EXPERIENCE:

JvN Developments Inc.

Associate, Development

December 2015-present

Toronto, Canada

- Created and maintained excel-based valuation models to determine the viability of development projects, including cash flow projections, investment analyses, and due diligence procedures.
- Conducted market research to determine areas best suited for the development of affordable housing using prefabricated, modular construction techniques.
- Developed investor and marketing materials highlighting the social benefits of affordable housing and home ownership.

Pope & Company Limited

Equity Research Associate, Special Situations

October 2013-November 2015

Toronto, Canada

- Conducted fundamental research on Canadian public companies, and published investment reports and recommendations with forecasted earnings and financial statements.
- Created and maintained dynamic financial valuation models, using data collected from Bloomberg, FactSet, government agencies, issuer filings, and trade journals. Generated exhibits and graphs to illustrate industry trends.

Thomson Reuters

Analyst, Thomson Reuters Foundation

November 2011-December 2012

Toronto, Canada

- Created large data sets of UN and World Bank health & safety statistics, for the development of the Foundation's yearly report on the status of international human rights.
- Developed social media strategy for the Foundation, targeting NGO networks and their followers, to increase engagement.

BMO Nesbitt Burns

Strategic Initiatives Intern, Wealth Group

May-August 2010

Toronto, Canada

- Provided support to Nesbitt Burns Investment Advisors with fee based and managed solutions, charitable giving, wealth management consulting, tax and estate planning, wealth advisory and product support.
- Constructed weekly and monthly fee-based asset reports distributed to high-level executives across the firm.

EDUCATION:

University of Toronto

Certificate in Management of Enterprise Data Analytics (Big Data)

2014-present

Toronto, Canada

University of Western Ontario

B.A. in History

2007-2011

London, Canada

Upper Canada College

International Baccalaureate Diploma

2002-2007

Toronto, Canada

VOLUNTEER EXPERIENCE:

CHRW University Radio

Production Assistant, Live-to-Air Coordinator, and Host

2007-2011

London, Canada

- Produced and presented weekly news updates, radio editorials, and featured stories, with focus on the local music scene.
- Coordinated and produced special events for the station, including live-to-air sessions with local music groups, and themed vignette projects. CHRW is broadcast throughout southwestern Ontario, and internationally over the Internet.

PERSONAL:

- Canadian and Italian national with the ability to work in the European Union.
- Passionate about urbanism, public policy, and current affairs.

John Gamble***Chief Executive Officer, Director***

John has been involved in the solar energy sector since 2005. Following a 25 year career of working with international private and public companies in the finance, energy, environmental and resource sectors, John has built a long track record of success in the solar industry. He is experienced in all facets of the solar PV supply chain from manufacturing to independent power producer. He has worked with the leading Tier 1 suppliers of equipment in the solar energy sector including the solar panel, inverter and racking sectors. John's direct experience includes supplying and building projects across Europe and Ontario through various Feed-in Tariff and Net-metering programs. John was the driving force behind the creation of one of Ontario's leading solar panel manufacturing facilities operating under the EHT group of companies in Welland, Ontario and currently supplying solar panels in Ontario and the USA. John and his team have now developed the next generation of solar panels that will change the landscape of the solar industry over the next years.

John and his vast Solar knowledge have brought him to the apex of the evolution of Solar. Below are his experience and the years as well as positions.

2007 – CEO of German Solar Company “Sonnen”

2010- President of Ontario Solar Corp. an Ontario Solar manufacturer in Welland Ontario

2013- Ontario Solar purchased EHT and through a reverse merger listed on the Toronto Venture Exchange into a public company called EHT.

2015- EHT purchased a German Company and its revolutionary and world wide patented technology Skin Tech. Sportstar has negotiated the rights for Sports and Recreation Centres as well as other new Municipal and University Buildings.

Bruce Bent

Chief Financial Officer

Years of Real Estate Experience: 22

Years with Matthews Southwest: 22

After obtaining his Certified Public Accountant designation in Ontario, Canada, Bruce began his career in the construction and development business with Matthews Group Limited. In 1999, Bruce joined Matthews Southwest in Dallas, Texas with responsibilities including oversight of all legal, accounting, operational and structural issues of the MSW group of companies. The operation currently controls in excess of \$200 million of real estate, has joint venture interest in an additional \$300 million of real estate, and is responsible for in excess of \$2 billion of construction.

Bruce's successful track record is due to enhancing both top and bottom line performance through a clear, consistent focus on margin improvement, cost management and effective analysis of possible business opportunities. He constantly assesses on the job performance to ensure costs are in line with projections and extras are kept to a minimum. Bruce also delivers results through strong leadership, team building and change implementation.



G

Appendix G Background Info on EHT

Made in



INTELLIGENT MATERIALS INNOVATIVE PROFESSIONALS FUNCTIONAL BUILDINGS

What intelligent engineering can do.



EnerDynamic
Hybrid Technologies

A Global Energy Solutions Leader



EnerDynamic
Hybrid Technologies

A Global Energy Solutions Leader



INNOVATIVE PROFESSIONALS

EHT has taken a step into the future with the fusion of an array of technologies from power production through energy conservation. By implementing high quality hybrid solar, wind and battery systems into our cutting edge energy efficient structural systems EHT is changing the face of the worlds energy use. Locally sourced and manufactured in one of the 19+ worldwide project bases results in speedy procurement and speedy deployment. This is the quickest solution that is at or exceeding permanent structural standards.



rapid assembly

structurally sound

moveable

quick construction

functional infrastructure

individual homes

Our experienced architects, technicians and construction teams design and build various structures and energy systems suited to the end-users needs. Adaptable to different sizes and needs from temporary shelters to elegant homes of any size through industrial complexes, medical and food grade facilities and greenhouses. With a medical grade option the units are exceptionally hygienic. The easy to clean buildings are naturally pest resistant by being constructed completely of materials unattractive to rodents and insects. Our materials and structures can span shipping and trucking industries providing durable maintenance free shipping containers that can also be efficiently temperature regulated if required. The applications for our technology is limitless and poised to advance the standards across a variety of industries and markets. With interior and exterior cladding options the structure can flexibly fit the exact demands of any project as required.



The advantage of the EHT structural system coupled with our energy systems reduces the heating and cooling requirements of the building by as much as 70%. This is due to responsible and sustainable manufacturing processes and patented products that are the foundation of our company. The walls used in our structural systems virtually eliminates all thermal bridging. This means when our system heats or cools our buildings it loses no energy to the outside environment. The thermally inert materials we use not only prevent the loss of energy to the outside environment but also, due to the construction of the material, does not allow energy to be wasted heating through walls and other construction materials.



A conventional home that consumes approximately 25 – 30 kWh a day for electrical, heating and cooling requires a system of wind, solar and batteries on average of **s.21(1)** to allow the structure to be completely energy independent.

Insulation and building materials in the majority of homes is inadequate and most builders use the minimum required by law. In some homes the air let in by closed windows and doors is equal to a 16 square foot hole in the wall. This failure to adequately consider energy loss contributes to the waste of energy and the need to over produce the required energy resulting in more loss and higher cost.

This home at approximately 1300 square feet uninsulated will require a heating and cooling system capable of 52,000 BTU's. With insulation it will require a system with a capacity of 39,000 BTU's.



Conventional System Load Profile					
Annual	Instant kW	kWh	Surplus kWh	Surplus%	Days of Recovery
Average	1.200	28.80	29.56	103%	0.97

System Metrics	
Hybrid System Size [kW]	s.21(1)
Annual Sun Hour Average [W/m2]	
Annual Wind Speed Average [m/s]	
System Efficiency	
Daily Energy Generated [kWh]	
Annual Energy Generated [kWh]	
Storage Capacity [kWh]	
Cost of System [\$W]	
Total Estimate for Energy System	
Cost per kWh generated	
Complete System Cost	

Utility Metrics	
Current Cost of Electricity	s.21(1)
Value Generated in First Year	
Estimated Rate of Annual Electricity Inflation	
Simple R.O.I.	
Cost of Electricity if purchased over 20 years	
Total Savings	

The same home built using EHT's structural system reduces the overall use of energy by over 50%. The massive reduction in heating and cooling costs allows us to reduce the amount of the energy production needed and due to this the overall cost of the total system to roughly **\$21(1)**

By implementing energy saving devices alongside the reduction in heating and cooling due to the structure itself we can drastically reduce the need of high cost battery systems. This reduces not only cost by more than 50% but also the amount of space required to house the system.

The same home at approximately 1300 square feet built from EHT's structural system will require a heating cooling system that will have no need to exceed 20,000 BTU's. Only the air gets heated and cooled, the walls don't need it. Bonding the walls together creates the highest thermal insulation possible.

EHT Hybrid Structural System Load Profile					
Annual	Instant kW	kWh	Surplus kWh	Surplus%	Days of Recovery
Average	0.600	14.40	14.78	103%	0.97
System Metrics					
Hybrid System Size [kW] \$21(1)					
Annual Sun Hour Average [W/m2]					
Annual Wind Speed Average [m/s]					
System Efficiency					
Daily Energy Generated [kWh]					
Annual Energy Generated [kWh]					
Storage Capacity [kWh]					
Cost of System [\$W]					
Total Estimate for Energy System					
Cost per kWh generated					
Complete System Cost					
Utility Metrics					
Current Cost of Electricity \$21(1)					
Value Generated in First Year					
Estimated Rate of Annual Electricity Inflation					
Simple R.O.I.					
Cost of Electricity if purchased over 20 years					
Total Savings					



 <p>NEUTRAL TEMPERATURE</p> <p>PASSIVE PANEL</p> <p>EHT THERMO TEC</p> <ul style="list-style-type: none"> - HIGH THERMIC INSULATING PROPERTIES - EXTREME CAPACITY - ODOURLESS - ANTIBACTERIAL - LOW MAINTENANCE - HIGH RECYCLING VALUE - LOW CO2 FOOTPRINT 	 <p>SUN ENERGY</p> <p>ACTIVE PANEL</p> <p>EHT SOLAR TEC</p> <p>VERSUS CONVENTIONAL SOLAR PANEL:</p> <ul style="list-style-type: none"> - 50% REDUCED WEIGHT - HIGHER PERFORMANCE - HIGHER CAPACITY - LOW MAINTENANCE - NO DOUBLE ROOF - INSTANT USE
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EHT TECHNOLOGY REALISED

Manufactured in Welland, Ontario, Canada.



CREATING A SYSTEM - INTELLIGENT MATERIALS

One system – Unlimited solutions.

EHT Universal Elements



versatile functionality
structural frame
modular system

EHT Horizontal Modules



foundation
roads & sidewalks
multilevel floors

EHT Vertical Modules



universal wall elements
structural components
easy to assemble

• EHT PHILOSOPHY

- Innovative and trend-setting composite technology is creating unlimited application possibilities.
- With low logistic effort we develop high-end results.
- Dedicated modules easily transform into urban districts.
- Utilizing specific techniques and intelligent systems units can be disassembled as quickly as constructed.



Proprietary Resin System



- ultra-low viscosity
- high reactivity
- environmentally friendly

Multi Layer Composite Structure



- structural (i.e. glass, carbon)
- functional (i.e. RF, IR)
- protective (i.e. fire, ballistic)
- aesthetic (i.e. color, texture)

Environmentally Sound and Sustainable



- VOC free
- low carbon footprint
- recyclable



By using our prefabricated segments based on composite materials, aerated concrete and insulation materials assembly of the facilities is extremely fast and easy. The housing units are produced locally and get transported as pre-fabricated structures to their final locations.





EHT BASIC HOUSE

Bathroom module can be added or excluded.

s.21(1)



EHT STANDARD HOUSE

2 Bedroom solution.

s.21(1)





EHT FAMILY HOUSE 1

4 Bedroom solution.

s.21(1)



EHT FAMILY HOUSE 2

3 Bedroom solution with outside kitchen.

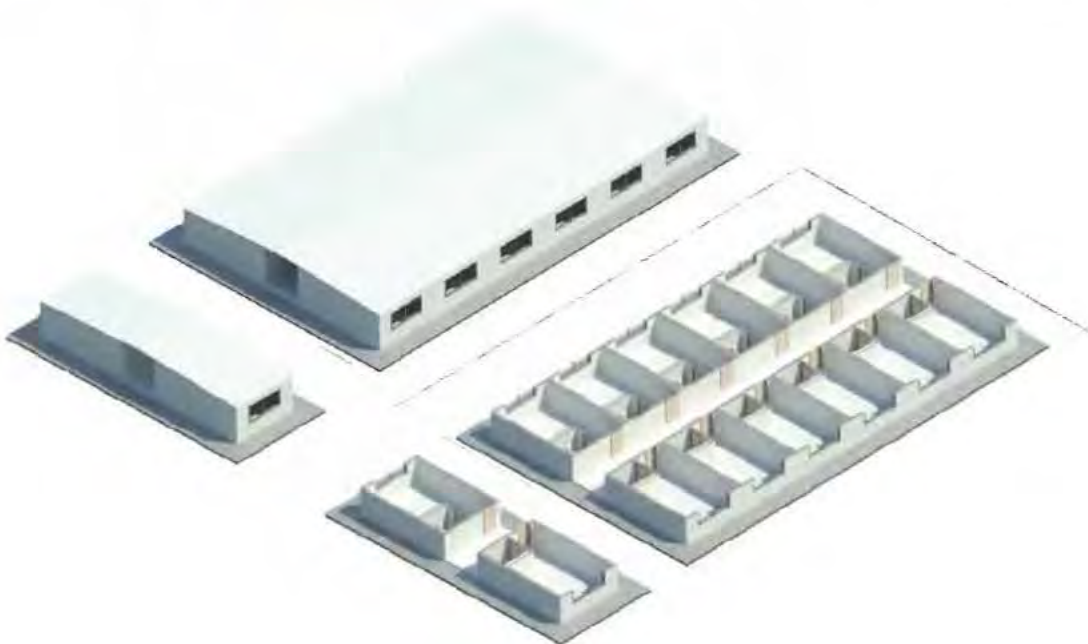
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EHT DUPLEX SYSTEM
Single level duplex structure.

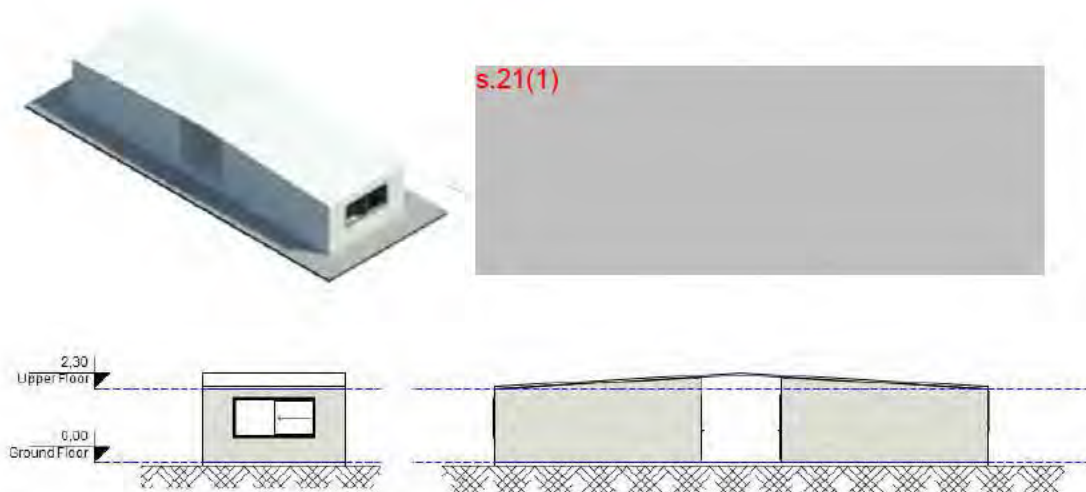


EHT DUPLEX SYSTEM
Expandable single level duplex structure.



EHT DUPLEX SYSTEM

Single level duplex structure with integrated bathroom.

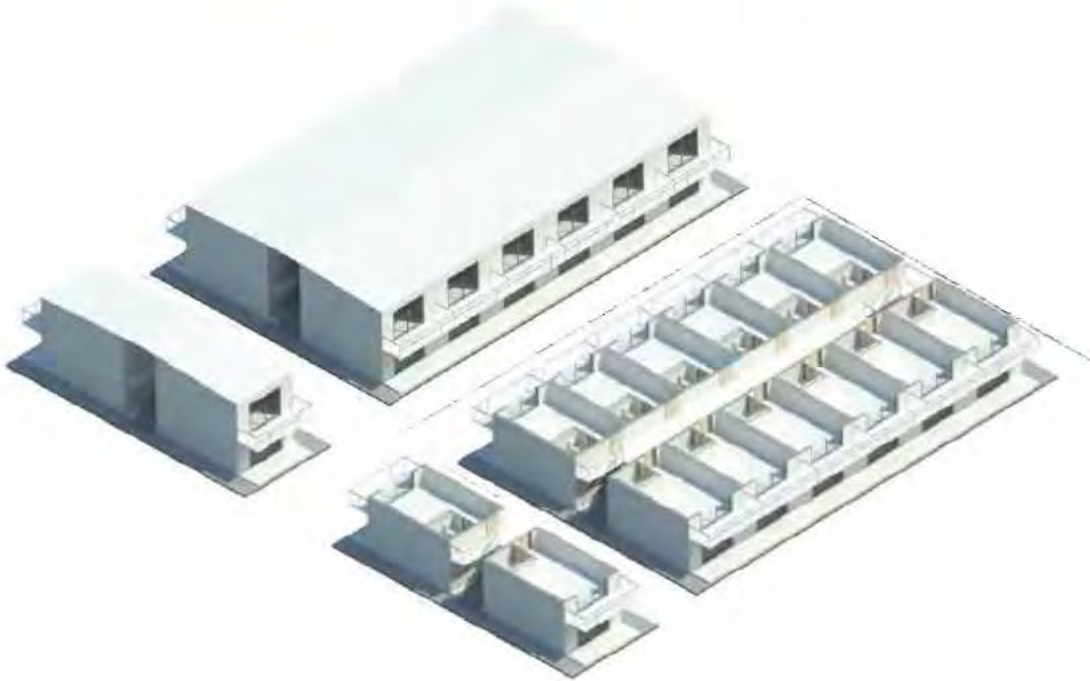


EHT DUPLEX SYSTEM

2 level duplex structure.



EHT DUPLEX SYSTEM
Expandable 2 level duplex structure.



EHT DUPLEX SYSTEM
2 level duplex structure.



EHT DUPLEX SYSTEM

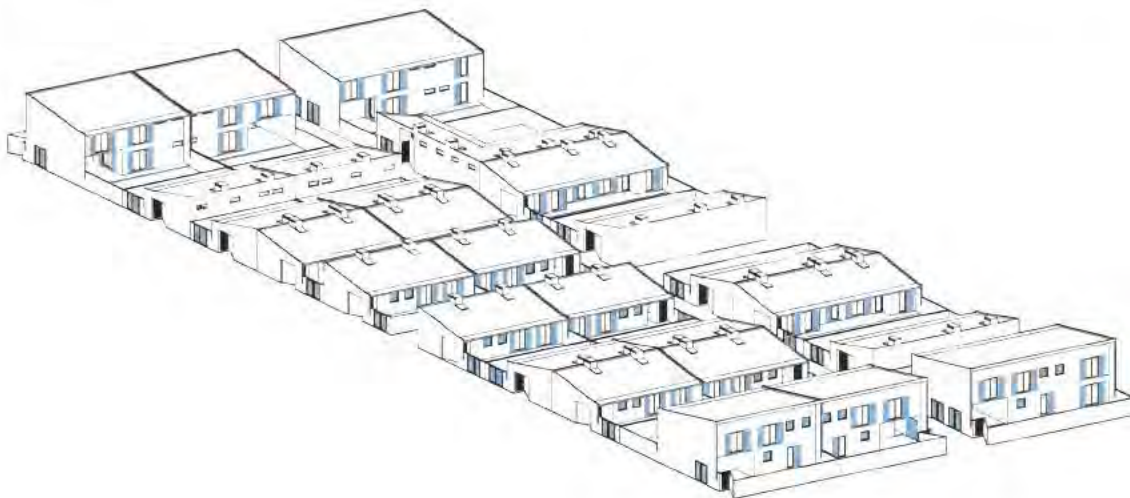
2 level duplex structure with integrated bathroom.



EHT NEIGHBOURHOODS

Layout 1.

On the scale of a neighbourhood, the modular concept allows for arranging the individual houses in many different ways. One of the possibilities at hand is this relatively uniform arrangement that constitutes an orderly, very sorted appearance.





EHT NEIGHBOURHOODS

Layout 2.

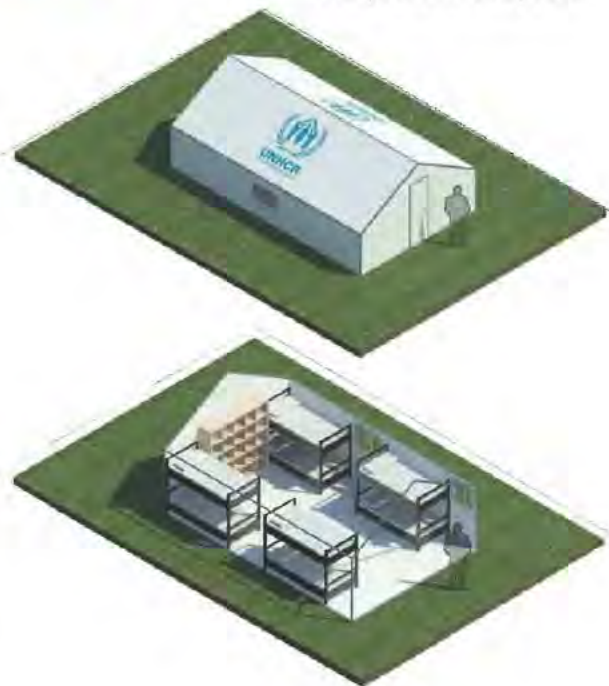
The modular concept however also allows for a more dynamic or rhythmic arrangement of the buildings, resulting in a more individual, "naturally grown" appearance. Any of these arrangements will still provide all the advantages of the architecture regarding climate management, accessibility as well as water and energy consumption.



SHELTER EHT-S24

Compact and family size.

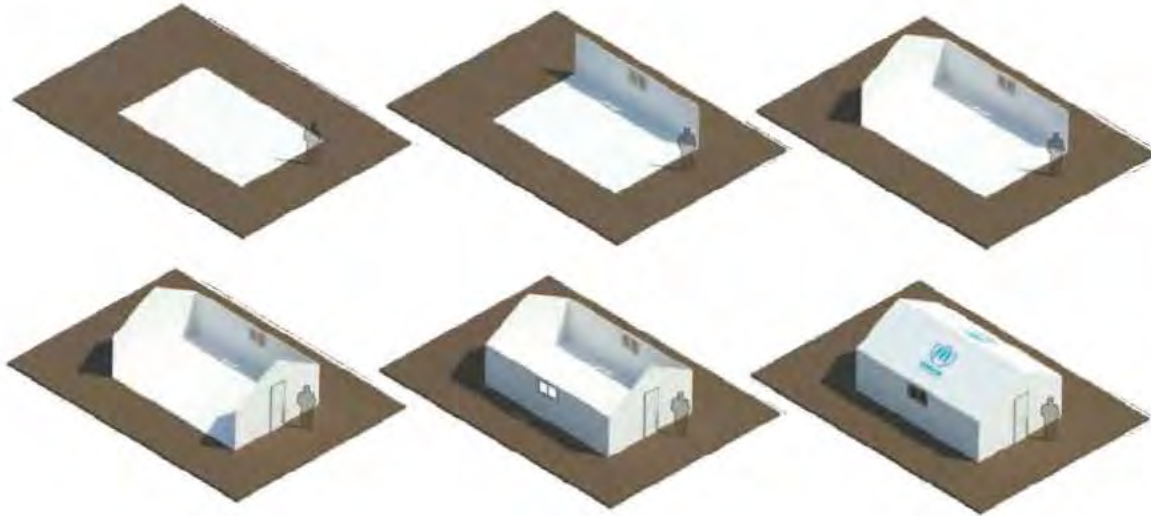
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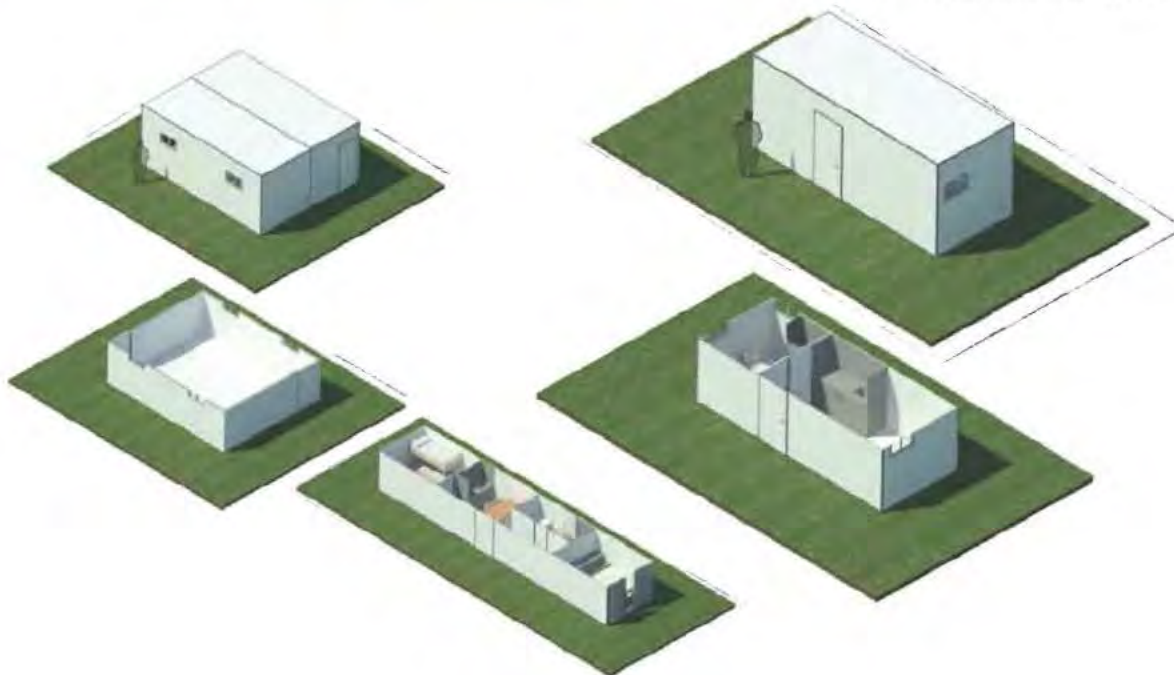
SHELTER EHT-S24

Easy to construct.



EHT-CONTAINERSYSTEMS

Individual units and multi-unit combinations.





EHT-CONTAINERSYSTEMS

Easy to construct.



REALISED EXAMPLES

Administration office in Germany.





REALISED EXAMPLES

Wohnhaus, Sweden.



REALISED EXAMPLES

Military base in Algeria.





REALISED EXAMPLES

Hospital pavilion in Germany.



Mechanical & Physical Properties

Property	Standard ASTM	Unit	SkinTec EP1209W6	SkinTec EP1380W6	SkinTec EP1385W6	SkinTec EP1492W6
Thickness		mm	0.45	0.9	1.4	1.9
Weight		g/m ²	850	1550	2300	2850
Fibre content	D2584	%	62	60	62	60
Tensile strength	D3039	MPa	294	269	215	205
Tensile modulus	D3039	GPa	19.0	18.2	15.0	13.8
Flex strength	D790	MPa	448	466		359
Flex modulus	D790	GPa	22.3	22.1		18.3
Impact strength, Izod	ISO180	kJ/m ²	56	74		93
Barcol hardness	D2583	Barcol	59	59	59	59
Tg	D3418	°C	96	96	95	96
Coefficient of thermal expansion	D696, E831 ISO11359	10 ⁻⁶ K ⁻¹	15.4	15.4	15.4	15.4
Thermal conductivity	E1530	W/mK	0.29	0.29	0.29	0.29
Moisture absorption (24 Hr Soak)	D570-98	%	0.15	0.15	0.15	0.15

EHT SKINTEC EP

SkinTec EP is a FRP laminate, which is produced in a continuous process to guarantee a consistent high quality.

Due to the high glass-fibre content and the chosen glass textiles extremely high mechanical performance can be achieved.

A specially developed resin enables easy bonding and painting of the laminates.

With a 32% Oxygen index EHT Skintec is classified as a fire retarding material.

Inflammable = 0% to 26%
Flammable = 27% to 31%
Retardant = 32% and higher.



ENVIRONMENTALLY FRIENDLY

The production and therefore the laminates are absolutely free of VOCs. There is no solvent (e.g. such as styrene) used during the entire production process and the laminates do not exhibit an odour or smell.