



TURNKEY

GENERAL

CONTRACTING

SOLUTIONS

FROM COAST TO COAST

ARSENAL
CONSTRUCTORS INC

ARSENALCONSTRUCTORS.COM

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INTRO

TURNKEY GENERAL CONTRACTING SOLUTIONS

Arsenal Constructors Inc. (Arsenal Constructors) we offer our clients a broad range of capabilities including Construction Management Services as well as Interior General Contracting. Together with our affiliated company, International Fixture Installations Inc. (IFI), we have a proven track record of delivering turn-key solutions for our clients. Since our early beginnings in 1996 our combined companies have completed in excess of 1,000 projects across Canada.

The key to our success is based on our ability to develop a meaningful understanding of our client's needs, processes and culture. We strive to provide our clients with a finished product that allows for a seamless integration of their corporate vision and the functionality of day to day operations.

PARTNERS IN PERFORMANCE

Arsenal Constructors is affiliated with IFI, one of North America's leading providers of interior design, construction and installation services.

For more information on IFI please visit their website at:

www.internationalfixture.com



**INTERNATIONAL
FIXTURE
INSTALLATIONS**

EXCELLING IN PROJECT MANAGEMENT

Building the perfect space for your business is achieved through the successful selection of the construction manager. In order to successfully transform corporate vision into reality we devote considerable time and effort to develop a deep understanding of our client's culture, objectives and requirements. Our team selection process ensures the best fit possible. Collectively our companies have been building interior spaces for over 20 years. Our history has enabled us to complete projects in several sectors and for a diverse range of clients across Canada. We manage each project to be cost effective while adhering to timely completion. For each project we chose the team that is best suited to co-ordinate, plan and manage trades, vendors and designers in an effort to provide the client with the best overall value proposition.

A COMMITMENT TO SERVICE

Our dedicated and diverse team of experienced professionals ensures that our commitment to service is consistently met.

CREATING REAL AND INCREMENTAL VALUE

Arsenal Constructors has a proven track record of demonstrating success in creating real and incremental value for its clients. Using strategic management processes, leveraged buying power and industry best practices, we seek out opportunities to streamline operating expenses while improving service and realizing increased value.

We welcome the opportunity to discuss with you, in detail, the services that we provide and the value we believe we can deliver to you on your next project.

THE IMPORTANCE OF SAFETY

At Arsenal Constructors we strive to provide a safe working environment for our workers, sub-contractors and clients. In order to deliver benchmark safety programs, we continuously monitor and update our safety protocols. We regularly subject our site operations and safety protocols to an audit by a third party independent safety consulting firm. We are committed to providing the most up to date safety training and ensuring adherence to the ever changing regulatory requirements.

Accredited with the
Toronto Construction Association and the
Ontario General Contractors Association



THE TEAM

Arsenal Constructors' project managers and site superintendents manage each project in an effort to maintain the company's trademark high quality standards. As a general contractor, the company draws from a pool of over 80 experienced trades and has the scalability to expand teams based on project demands. Across Canada, Arsenal Constructors has created interior environments that meet client expectations and deliver on corporate branding objectives.

JOSEPH A. ZAMPARO

Mr. Zamparo began his career in the construction industry while still in his early teens, working within the family contracting company established by his father, Joe Zamparo Sr. Upon graduation from York University with a mathematics degree specializing in commerce, he established International Fixture Installations in 1996 as a millwork installation company working with leading businesses in the retail sector. Over the ensuing years, Joseph has assembled the most talented personnel in the industry, establishing IFI as a very highly regarded contracting firm specializing in interior finishes.

Mr. Zamparo continues to celebrate the time-honoured, traditional values required to guarantee a quality installation, including an acute awareness for meeting the needs and expectations of clients, in order to ensure continued success.

STEVEN LANTEIGNE

Mr. Lanteigne has achieved many accomplishments over a 30-year career in the construction industry, the last 24 of which having been in a management position. The majority of his experience has been in the commercial and institutional sectors of the industry. Steven prides himself on building long-lasting relationships with clients while assisting them in the achievement of their construction related goals. Mr. Lanteigne's extensive experience has allowed him to offer valuable alternatives when dealing with the individual challenges that present themselves during the design and construction phases of a project.

Mr. Lanteigne first establishes a dialogue, then approaches every project, regardless of size or scope, with a recognition and appreciation unique to each client's timelines, financial constraints, and quality challenges.

THE TEAM

EUGENE BORTOLUZZI, B.COM, MBA

Mr. Bortoluzzi has enjoyed a 30-year career in finance, management, administration and new business start-ups. Most recently, he has served as CEO and CFO of Pivotal Therapeutics Inc., a CNSX and OTCQX listed company. Prior to this, Eugene was Director of Finance and Sales Support, with Manulife Investments. Preceding his role at Manulife Investments, Mr. Bortoluzzi was Chief Financial Officer and Secretary of SynX Pharma Inc., a TSX listed research and development biotechnology company.

Mr. Bortoluzzi has extensive experience in both Canadian and American public company regulatory affairs, business development, financial and operational control, public exchange filings and auditing. He has also been an integral member in the creation and financing of five public companies over the past 15 years.

BUSINESS MODEL

Arsenal Constructors' business model is highly individualized for each client. The company harmonizes its services to align with client internal processes, completing all necessary reporting and honouring all scheduling and budgetary requirements. Arsenal Constructors is a solutions driven company that always endeavours to increase the client's return on investment.

SERVICES

PRE-CONSTRUCTION

Includes estimating and cost management, developing a detailed scope of work, outlining sub-trade selection and responsibilities, and establishing a realistic schedule that builds in enough time for approvals. The company also manages the issuance of all required subcontracts and schedule documentation including safety documentation, and ensures compliance with building code regulations.

PROJECT MANAGEMENT

Includes site coordination, site meetings, supervision of trades and sub-trades, maintaining timelines and schedules, health and safety, and ongoing cost management reviews. If a business needs to stay open while renovating, the company organizes their project to satisfy operational and safety requirements.

POST-CONSTRUCTION

Includes an onsite audit list for all work still remaining on the scope. A deficiency list is also created and is closely monitored, ensuring all outstanding items are completed to the company's quality standards in a timely fashion. Copies of all waivers and close-out documents including warranties are then forwarded to the client.

PROCESS

THE ARSENAL CONSTRUCTORS PROCESS IS ORGANIZED IN 4 AREAS:

- Design
- Project Management
- Site Supervision
- Documentation

DESIGN

ARSENAL CONSTRUCTORS effective solutions begin with complete design strategy and support.

- Consulting on solutions
- Work from architectural design to create plans and elevations for approvals as well as shop drawings for fabrication
- Provide scope of work for fabrication, delivery and site management co-ordination
- Responsive to customized solutions and problem solving on-site
- Full interior management
- Value engineering
- Construction drawings

PROJECT MANAGEMENT

ARSENAL CONSTRUCTORS talented project managers form specialized teams who assume full ownership and accountability for executing your project throughout each phase of it's implementation.

- Prototyping / Mockups
- Coordination of permits
- Quotes from various trades
- Approvals of material and drawings
- Schedule management
- Fabrication & site production
- Site coordination between project manager, sub-contractors, suppliers and the client
- Communication
- Accounting and project management cost control
- Post installation analysis
- Meeting minutes
- Archiving of construction documents

SITE INSTALLATION

ARSENAL CONSTRUCTORS provides you with peace of mind that your project is being handled and coordinated by experienced professionals.

- Site supervision
- Fixture installation
- Millwork installation
- Merchandisers
- Construction trades

DOCUMENTATION

ARSENAL CONSTRUCTORS manages the project documentation process.

- Building permits
- As built drawings
- Minutes of meetings
- Warranties
- Close out documentation and reporting

PROJECT PORTFOLIO & GALLERY

Arsenal Constructors' project managers and sub-trades have delivered lasting satisfaction on a wide range of projects.

Below you will find a partial listing of completed projects in various sectors:

DESIGN, MANUFACTURING & INSTALLATIONS

COMMERCIAL / RETAIL

- Adidas
Tsawwassen, BC
6,000 sf
- Reebok
Tsawwassen, BC
5,000 sf
- Olsen
Vancouver, BC
1,200 sf
- Louis Vuitton
Vancouver, BC
1,800 sf
- Crate & Barrel
Toronto, ON
52,000 sf
- Hagar Canada
Milton, ON
5,000 sf
- Canoe Restaurant
Toronto, ON
10,000 sf

INSTITUTIONAL

- CNE - Allstream Centre
Toronto, ON
640,000 sf
- Appleby College
Milton, ON
145,000 sf
- Nouvelle Ecole De London
London, ON
70,000 sf

TENANT IMPROVEMENT

- Rogers Centre - VIP Lounge
Toronto, ON
24,000 sf
- Rogers Centre - Skyboxes
Toronto, ON
4,800 sf
- Georgian Mall - Champs
Barrie, ON
9,000 sf
- GAP
Toronto, ON
25,000 sf
- Windsor Casino - Artist Café
Windsor, ON
15,000 sf
- Windsor Casino - Nero's Steak
Windsor, ON
5,500 sf
- Windsor Casino - Cosmo Bar
Windsor, ON
3,000 sf
- Windsor Casino - View Bar
Windsor, ON
2,500 sf
- Goodlife Fitness
Various
18,000 sf

CUSTOM RETAIL INTERIORS

ADIDAS



CUSTOM RETAIL INTERIORS

REEBOK



CUSTOM RETAIL INTERIORS

HAGGAR CANADA



CUSTOM RETAIL INTERIORS

CANOE RESTAURANT



CUSTOM RETAIL INTERIORS

STARBUCKS



CUSTOM RETAIL INTERIORS

OLSEN INTERNATIONAL AG





CONNECT

WITH US

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