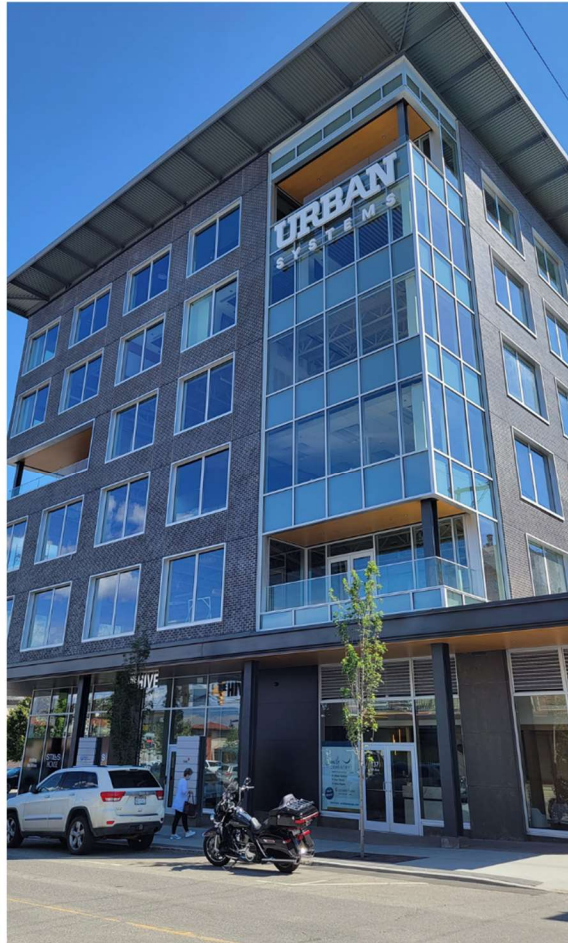




# A&T Project Developments Inc. Alder Estates Downhill Budget Proposal

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October 28, 2024



## SUBMITTED TO:

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## SUBMITTED BY:

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## TABLE OF CONTENTS

<b>1.</b>	<b>INTRODUCTION</b> .....	<b>3</b>
<b>2.</b>	<b>ALDER ESTATES – DOWNHILL SCOPE OF WORK</b> .....	<b>4</b>
	BASIS OF ESTIMATE AND CLARIFICATIONS .....	4
<b>3.</b>	<b>ABOUT A&amp;T PROJECT DEVELOPMENTS</b> .....	<b>12</b>
<b>4.</b>	<b>OUR PROJECT PHILOSOPHY COMMITMENT</b> .....	<b>13</b>
	CUSTOMER SERVICE.....	13
	PROJECT SCHEDULES .....	13
	COST MANAGEMENT .....	13
	PROJECT MANAGEMENT COMMITMENT .....	14
	PRE-CONSTRUCTION PHASE .....	15
	CONSTRUCTION PHASE.....	15
	POST-CONSTRUCTION PHASE .....	15
<b>5.</b>	<b>SAFETY COMMITMENT</b> .....	<b>16</b>
<b>6.</b>	<b>EXPERIENCE</b> .....	<b>17</b>
	Powder Heights, Sun Peaks .....	17
	Altitude, Sun Peaks .....	17
	The Hive .....	17
	Park House, Prince George .....	18
	Echo Landing, Sun Peaks.....	18
	Riverbend Seniors Community, Prince George.....	19
	Riverbend & Mayfair Seniors Community, Kamloops.....	19
<b>7.</b>	<b>TEAM EXPERTISE AND EXPERIENCE</b> .....	<b>20</b>
<b>8.</b>	<b>THANK YOU</b> .....	<b>24</b>

## 1. INTRODUCTION

A&T Project Developments Inc. is pleased to submit our Budget Proposal and Company Profile, which showcases our experience and passion as Construction Managers. Firstly, we would like to thank you for offering A&T the opportunity to provide a proposal for the exciting Alder Estates Development in Sun Peaks. At A&T, we have a vested interest in supporting construction initiatives that add value to our local community, and we can say with confidence that each member of our team takes a personal interest in all our projects, always prioritizing our clients' best interests. The following profile outlines our project philosophy while highlighting our 30 years of high-caliber project experience.

This profile is intended to illustrate our work and help you understand our organizational values and commitments. Furthermore, it will introduce you to our key personnel and highlight our capabilities and past performance.

A&T has vast experience working in Sun Peaks on new residential construction of all scopes and sizes. We feel confident that our qualified team will provide meaningful opportunities to balance cost, quality, and schedule. We are excited to become involved as construction experts with the goal of not only lowering your project's ultimate life-cycle costs but also, through proper organization and communication, working with the project team to plan every step of the process to bring this new and exciting venture to life.

We would like to thank you again for the opportunity and look forward to reviewing any questions you may have.

Sincerely,



Kyle MacBurney  
Project Manager  
C: 250.851.9292 ext. 228  
E: [kyle@aandt.ca](mailto:kyle@aandt.ca)

## 2. ALDER ESTATES – DOWNHILL SCOPE OF WORK

A&T Project Developments Inc.'s budget for completing the work as per the information provided and the clarifications below is:

**Total:                   \$ 1,721,269.64 +GST**

The scope of work for Alder Estates Downhill includes a new, custom home with a revenue basement suite measuring 3493 square feet.

Please note that, as some of the designs will need to be confirmed, we have included a budget until the confirmations are made.

### BASIS OF ESTIMATE AND CLARIFICATIONS

This proposal is based on the drawings and sketches provided to A&T Project Developments Inc. and subsequent email correspondence.

### Drawings and Sketches Provided:

- Sun Peaks Downhill Sample Plan



## Scope of Work:

### Management

- Supply of all project management and site supervision for the duration of the project as required
- Trade coordination
- Schedule of values and progressive billing
- Assuring there is no scope creep and keeping the project on schedule
- Assuring distribution of critical information to all parties
- Design review
- Sub-trade procurement

### General Requirements

- General labour
  - Product delivery requirements and travel
  - Professional cleaners at completion
  - Site supervision
  - Carpenters' helper
  - Equipment rental
- Legal Documentation
  - Traveler's New Home Warranty
  - Copying costs for onsite blueprints
  - Course of construction insurance
- Health & Safety
  - Safety submittals
  - Project signage
  - All required documentation to WCB
  - All required safe work practices and toolbox meetings
  - All work pertaining to keeping the worksite a safe and productive workplace
- Waste Management
  - Waste bin located on site
  - Waste removal and associated fees
  - Sanitary facilities

### Earthworks - Cash allowance of \$35,000.00

- Supply & operation of equipment as needed
- Equipment Transport
- Site grading for appropriate drainage
- Digging foundation

- Driveway prep
- Elevations & Layout
- Backfill
- Removal of soil overages
- Radon Rock if needed

### **Concrete & Reinforcement**

- Concrete accessories
- Concrete pump 39m
- 32 mpa Concrete placement
- Reinforcing steel
- Damproofing
- All work pertaining to footings and foundation walls
- All work pertaining to slab on grade in the basement
- Concrete finishing of a mild trowel finish with the understanding flooring will be placed over concrete
- Garage to have a smooth trowel finish
- Broom finished driveway

### **Carpentry & Lumber Package**

- Supply & install of wood framing/foundation package:
  - Truss/joist package
  - Roof sheeting
  - False work materials
  - Framing package
  - 3/4" backing for millwork & washroom accessories
  - Security blocking for exterior doors
  - Interior and exterior paint-grade doors
  - Interior and exterior door hardware of standard finishes
  - Concrete placement
  - Exterior Windows

### **Drywall & Interior Finishes**

- Supply and install of:
  - Level 4 finish on gypsum board ready for paint
  - Flat finish for ceilings
  - Square wall corners
  - Window liners to have a drywall return on three sides with wood sill
  - MDF Base (1/2" x5-1/2")
  - MDF Case ULTE (5/8x3")
  - Interior Handrail

- Painting
  - Benjamin Moore or equivalent paint on the following:
    - Walls
    - Base
    - Trims
    - Doors
    - Ceilings
    - Gel stain to be utilized for the entry door and interior handrails.
  
- Flooring
  - Supply and install laminate flooring as follows:
    - Living room
    - Kitchen
    - Dining Room
    - Hallways
    - Foyer
    - Powder Room
    - Laundry Room
    - Stairs
    - Upper hallways
    - Family Room
    - Include custom stair-nosing
  - Supply and install vinyl plank as follows:
    - Suite Living room
    - Suite Kitchen
    - Suite Dining room
    - Suite Bath
    - Suite Hall
  - Supply and Install carpet in bedrooms
  - Supply and install ceramic tile as follows:
    - Ensuite floor
    - Main bath floors
  - Supply and install kitchen and suite kitchen backsplash
  
- Mirrors
  - Bathroom mirrors of 5mm clear mirror to the underside of lights
  
- Millwork:
  - Supply and install kitchen millwork as follows:
    - Kitchen Upper/Lower Cabinetry (Includes 10 Drawers)
    - Island - Lower Cabinetry (Includes 3 Drawers)
  - Supply and install Bathroom x4 millwork as follows:
    - Vanity Lower Cabinetry (Includes 3 Drawers)

- Supply and install Ensuite millwork as follows:
    - Vanity Lower Cabinetry (Includes 3 Drawers)
  - Supply and install laundry millwork as follows:
    - Lower Cabinetry (Includes 4 Drawers)
  - Supply and install suite kitchen millwork as follows:
    - Upper/Lower Cabinetry (Includes 6 Drawers)
    - Island - Lower Cabinetry (Includes 3 Drawers)
  - Supply and install mudroom millwork as follows:
    - Bench seat c/w three drawers below and coat hook panel above
  - Supply and install 2 CM solid surface countertops
- Appliances for Main Residence:
    - 33" Upright Freezer, 20.0ft<sup>3</sup>, Frost Free, Metal Handle, Stainless (Frigidaire FFUE2022AF)
    - 33" All Refrigerator, No Freezer, 20.0ft<sup>3</sup>, Garage Ready, Stainless (Frigidaire FRAE2022AF)
    - 36" Ceramic Cooktop, 5 Burner (1 Dual, 1 Bridge), Stainless (Frigidaire Pro FPEC3677RF)
    - 30" Built-In Oven, 5.3ft<sup>3</sup>, Stainless Steel (Frigidaire FCWS3027AS)
    - 36" Vent Hood, Under Cabinet, 400CFM, LED Lighting, Stainless (Frigidaire Pro FHWC3650RS)
    - 24" Dishwasher, Steel Tub, 3rd Rack, SS (Frigidaire Gallery GDSH4715AF)
    - 30" OTR Microwave, 1.9ft<sup>3</sup>, 1000W, 400CFM, 3 Speed Fan, Stainless (Frigidaire Gallery GMOS1962AF)
    - 27" Front Load Washer, 5.0ft<sup>3</sup>, White (Electrolux ELFW7337AW)
    - 27" Electric Dryer, 8.0ft<sup>3</sup>, White (Electrolux ELFE733CAW - Matches ELFW7337AW)
    - Installation included
  - Appliances for Suite:
    - 30" Top Mount Refrigerator, 18ft<sup>3</sup>, Stainless (Frigidaire FFTR1835VS)
    - 30" Electric Range, 5.3ft<sup>3</sup>, Steam Clean, 5 Burner, SS (Frigidaire FCRE306CAS)
    - OTR Microwave, 1.8ft<sup>3</sup>, Stainless (Frigidaire FMOS1846BS)
    - 24" Dishwasher, Plastic Tub, 62 dBA, Front Control, Stainless (Frigidaire FDPC4221AS)
    - 27" Stacked Laundry, 4.3ft<sup>3</sup> Washer, 5.6ft<sup>3</sup> Electric Dryer, White (Frigidaire FLCE752CAW)
  - Furniture Allowance of \$20,000.00

### **Door & Window Package**

- Supply and install the following:
  - Interior doors – Mercer door slabs with pine jamb
  - Kitchen Barn Doors with rustic 4" rail
  - Hardware in Halifax square with a black finish
  - Exterior doors in a flush glazed low e smooth finish
  - Overhead door—16' x 8' raised panel steel overhead door in black with Lift Master opener, wall station, 2 remote transmitters, and digital keyless entry control panel.
  - Plygem Vinyl Comfort Window package -Black Exterior/White Interior. Glazing will have an average U-Factor(M) of 1.45-1.65



## **Exterior Finishes & Insulation**

- Insulation:
  - Supply and install complete insulation and vapor barrier as per typical wall assemblies as follows:
    - Exterior wall insulation
    - Attic Insulation
    - Joist ends insulation (spray foam)
    - Spray foam as required
  
- Exterior Cladding:
  - Supply and install the following:
    - Tyvek HomeWrap.
    - Rockwool Comfortboard 110.
    - Strapping c/w insect screen.
    - Gentek Aluminum 4 panel vented soffit. - Standard Colors
    - 5/4 x 4" Rustic Hardie Trim to corners. - Statement Series
    - 5/4 x 4" Rustic Hardie Trim around windows and doors. - Statement Series
    - 5/4 x 12" Rustic Hardie Trim belly band at shingle transition. - Statement Series
    - 4/4 Rustic Hardie Trim post and beam cladding. - Statement Series
    - Double 4/4 x 8" Rustic Hardie Trim belly band. - Statement Series
    - 4/4 x 8" fir gable details and decorative knee braces. - Stain TBD
    - HardiePanel Cedarmill c/w HardieBattens 16" o.c. - Statement Series
    - HardieShingle Straight Edge. - Statement Series
    - Gentek Aluminum 5" continuous gutters c/w downspouts. - Black
    - Includes related flashings and sealants.
    - Supply and install 5" Continuous gutters and downpipe
  
- Deck membrane
  - Supply and install Weatherdek Plus Series or Deksmart Ultra Series 65-68 mil vinyl deck membrane complete with drip flashing w/ PVC clip to rear patio.
  
- Aluminum railing
  - Supply and install a 42" high aluminum picket railing to the rear deck. - Black
  - Supply and install a 42" high aluminum stair railing with top and bottom rails and 6 mm tempered Clear glass panels are on both sides of the entry stairs. - Black
  - Posts are top-mounted and include Neoprene gaskets.
  
- Stonework
  - Supply and install cultured stone from either Versetta Stone or Fusion Stone
  
- Roofing:
  - Supply and install shingle roof as follows:
    - Soprema Elastobond Ice & Water Shield on the entire roof
    - Eave and gable flashing
    - Landmark shingles & ridge cap

- Step flashing on walls
- Snow brackets as needed
  
- Supply and install the flat roof as follows:
  - Soprafix 635 Water Proofing Base Material With 2" Barbed Plates & 1 5/8 Screws
  - Sopra stick on parapet walls with Elasticol Stick Primer
  - Drains
  - Torch 250gm Cap Sheet
  - Install custom flashing on Flat Roof

### **Mechanical & Electrical**

- Plumbing supply and installation as follows:
  - All water and drainage piping
  - Plumbing Permits
  - 3 Outside Hose Bibbs
  - Dishwasher connections
  - Fridge water lines
  - Laundry connections
  - Water and sewer service
  - Plumbing fixture allowance of \$16,000.00
  
- Heating & Cooling supply and installation as follows:
  - Complete supply and return air ducting system
  - Venting for Bathrooms, Range hoods, Dryers & Furnace
  - Installation of bathroom exhaust fans
  - 80,000 Btu Two-stage variable speed furnace
  - Gas piping for:
    - Furnace
    - BBQ
  - Minnie MUA for suite
  - Passive HRV for main residence
  - A/C Rough-in
  
- Electrical
  - Provide electrical supply and install as follows:
    - Complete lighting package, ceiling fans included.
    - 200-amp service
    - Telephone and data connections included.
    - All devices to exceed code minimum
    - Smoke detectors to code included in this.
    - Include all permits and inspections.
    - Include provisions for a car charger installed in the garage

**The current exclusions for the project are listed below, and they are as follows:**

**Exclusions**

- Civil work – Assumed services are within 1m of the building footprint
- Consultant or design fees
- DCCs & Building Permit Fee
- Window film or coverings
- AC & Hot tub – Rough-in only
- Generator
- Pricing on millwork is subject to change after elevation drawings are presented
- All work pertaining to security, media, or sound system
- Security
- Service upgrades (Electrical, Sanitary, Gas, Storm & Water)
- Landscaping – (Some lot grading included)
- Irrigation lines
- Feature walls or Interior décor
- Hot water recirculation pump
- Costs of water consumption during construction
- Costs of power consumption during construction
- Water purification system

### 3. ABOUT A&T PROJECT DEVELOPMENTS

A&T Project Developments Inc. was founded in 1992 and has evolved into a leading general contracting company that provides uncompromising solutions for many prominent construction and development ventures in the Thompson Nicola Region. It is our commitment to innovative design and quality building standards which has earned top recognition within the building industry in British Columbia and beyond.

Our **mission** is to exceed client expectations while constantly seeking to enhance our construction projects through the creative use of space, quality craftsmanship, attention to detail, respect and integrity. This commitment has guided our continuous growth and remains the truest reflection of our business values. We continuously stand strongly behind our **core values**: accountability, respect, integrity and community. These values drive all decisions we make from day-to-day to large-scale planning.

We have honed our experience and skills in completing projects while the buildings remain operational; finding solutions that enable the project to be completed on schedule, and on budget, without significant impact to the occupants, their customers, or clients. As the contractor of choice for renovation and re-development projects such as the Royal Inland Hospital and the Kamloops Airport Expansion, two facilities that demanded minimal impact on their operations, we were able to once again demonstrate our ability to work around sensitive operations.

The core of A&T Project Developments Inc. is built on in-house expertise, strong relationships, a successful and growing team, and a proven track record of finishing jobs on time and on budget. Because of this, we are confident that with:

- Our shared vision of trust, confidence, reliability, and ability to exact the highest possible quality of workmanship
- Our existing recognition and rapport within the Thompson Nicola Region and British Columbia
- Our excellent relationships with local trades and construction specialists
- Our experience working on fast tracked projects with minimal operation disruption
- Our streamlined scheduling and cost management practices

We will be able to:

- Provide excellence in total customer satisfaction
- Maximize our commitment to project deadlines
- Utilize our trusted connections
- Ensure the expectations of our clients will ultimately be exceeded

## 4. OUR PROJECT PHILOSOPHY COMMITMENT

For nearly 30 years A&T has built, developed, and partnered on a range of large-scale projects annually. We approach each project with the mission to exceed expectations by constantly seeking to enhance our construction projects through the creative use of space, quality craftsmanship, attention to detail, strong ethics, and a commitment to maintaining budgets and schedules. This commitment has guided our continuous growth and remains the truest reflection of our business values. Coordination is our foundation for effective scheduling, cost management, and overall project success.

With a proven track record of success and a high level of detail we can confidently make proactive decisions concerning all aspects of the project at hand. Ultimately, if there are any problems, our industry-standard warranty covers any defects in material and labour standards. Being a Kamloops-based business, we are able to be responsive instantaneously.

### CUSTOMER SERVICE

We believe that an exceptional working relationship is as important as exceptional workmanship. It's core to our business philosophy and guides our planning, people, and processes every day. Whether investing in a **commercial building**, a leasehold improvement, a major renovation or a **new home**, we recognize that each project comes with objectives and expectations. We embrace this dynamic and honour the trust our clients place in us. Our dedicated project managers guide each client through the building process. Our commitment is to build to suit – ensuring the highest quality products and workmanship – on time and on budget. We believe in building lasting customer relationships and delivering an unparalleled level of customer service.

### PROJECT SCHEDULES

We are committed and confident in our ability to ensure completion of the project on schedule, working with clients and their professionals to ensure goals are achieved. Our confidence in making these commitments is due in part to our longstanding practice in liaising with suppliers and sub trades in order to find deadline specific solutions. We have earned a reputation as a forward-thinking and proactive company. We ensure that materials are ordered as far in advance as possible and that trades are selected for their ability to provide us the capacity to meet and exceed the project expectations.

### COST MANAGEMENT

At A&T Project Developments Inc., we use a cost and value management system to ensure each project is managed proactively. At the outset of the project, risk assessments work side by side with value management. As soon as we have been selected as a partner on a project, we review the project budget with our owner/client partners. Together, we sit down with any key construction specialists or sub trades to analyze the project plans, determine any potential risks that could affect the development, future use of the property, and any items that may have a time or cost implication.

At A&T Project Developments Inc., we have a strict and thorough process for approving job costs for payment. Purchase orders and sub-trade contracts are prepared as early in the project as possible in order to get

commitments to costs, timelines, and required manpower.

Any variation or change order, including scheduling implications or cost impact on a project is documented and approved by the client. Likewise, we provide monthly financial reports to track and report on project progress and expenditures.

Designed to maximize the overall performance of a project team, value management is a style of management dedicated to motivating people, developing skills, and promoting synergies and innovative solutions toward a shared vision for the project. This concept provides opportunities for key individuals involved in the project to analyze all components and ensure that it is completed on schedule and on budget. By setting parameters at the outset of the project and reviewing them regularly we are able to ensure positive team dynamics through the building process and results that meet or exceed owner/client expectations.

Through this approach we are able to commit to the following processes:

- Pre-site construction orientation meetings
- Full-time, onsite, superintendent
- Monthly Owner/Project Consultant meetings to review project progress and progress billings
- Weekly site team meetings (more frequently, if necessary)

## PROJECT MANAGEMENT COMMITMENT

Our **project management commitment** is achieved through our streamlined 3-step approach, which means that you can be assured that we will handle all aspects of your project – from the initial concept stage through to completion. We are committed to providing solutions at each stage in order to add value, minimize risk and ensure project success. Our dedication to safety, cost management, project schedule, and the highest quality materials and workmanship extend continuously through our project management commitment. The hands-on involvement that we provide in our construction projects means that you can sit back and leave the heavy lifting up to us.



## PRE-CONSTRUCTION PHASE

### Design Planning | Budget Management



Through comprehensive analysis we preview the logistics for every stage of our building process, validating plans and designs at the outset and optimizing construction efficiencies in the long run. Our experience in building science and materials management positions us to maximize the outcomes from this pre-construction phase. Pre-construction is a critical stage in our process where we finalize schedules, capacity, materials and partners to build in certainty and reduce the risk for our clients on projects.

## CONSTRUCTION PHASE

### Construction Management | Interior Design & Finishing



Our detailed construction management commitment ensures we continuously monitor and meet critical timelines within pre-established budget parameters while never compromising on quality. Our expert in-house project management team handles all aspects of this phase, transforming construction plans into amazing spaces – ensuring that the ergonomics, security, aesthetics, maintenance and sustainability of the working or living spaces we develop are optimized for years to come.

## POST-CONSTRUCTION PHASE

### Project Delivery | Ongoing Asset Warranty Management



Our focus on operating performance and reduced lifecycle costs during the pre-construction and construction phases are fully realized when our projects are completed. Our client care team ensures that each end-user has a thorough understanding of their space and delivers all warranty and operation-related resources.

## 5. SAFETY COMMITMENT

At A&T Projects Developments Inc., our culture is “Safety First – Safety Always”. We consistently ensure that our team is empowered to make safety-conscious decisions through proper training and a robust safety program in place. Our continuous commitment to safety always remains the top priority.

While on a project site, we ensure complete awareness of, and compliance with, all WCB regulations. Before commencing work, every trade on site undertakes a site-specific safety orientation to identify risks and determine methods for dealing with risks related to their trade.

Safety is a standing agenda item at our project team meetings. All required safety forms and procedures are available at our sites and weekly ‘Tool Box Talks’ are held with all trades. We also invite the local WCB inspector to attend specific safety meetings when possible to clarify any questions trades may have. A&T Project Developments Inc. has a workplace Occupational, Health and Safety Manual that is reviewed by all subcontractors and updated annually by our in-house Health & Safety Officer.

### How we commit to safety:

- Robust safety program in place, overseen by in-house Health and Safety Officer
- Complete awareness and compliance with all WCB regulations
- Regular safety meetings including weekly ‘Tool Box Talks’ held with all trades
- Safe work procedures thoroughly detailing construction site rules and procedures
- Ongoing safety training and assessments for all staff members
- Regular inspection and monitoring of all work sites
- Detailed management of all hazardous materials
- Continuous health monitoring and medical examinations

### Shannon Copeland – Health & Safety Officer



Shannon brings extensive knowledge to her role as Health & Safety Officer, with 20 years of experience in the construction industry. She is a certified CSO and Level 3 First Aid Attendant and she has spent 15 years making safe work places her number one priority. She utilizes her robust experience and extensive training to implement thorough safety programs and can customize procedures to suit uniquely challenging job sites. Shannon is committed to ensuring that A&T’s health and safety program is followed rigorously by every employee and on every job site.



## 6. EXPERIENCE

### Powder Heights, Sun Peaks

Project Scope: Collection of 5 6-plex buildings with 2 & 3 bedroom units  
Year Completed: 2024 | Total Square Feet: 28,000 | Retail Value: \$22,200,000



### Altitude, Sun Peaks

Project Scope: 40 alpine homes with a mix of both 4-plex and 6-plex buildings  
Year Completed: 2023 | Total Square Feet: 47,000 | Retail Value: \$26,750,000



### The Hive

Project Scope: 6-story steel and concrete building, servicing the need for new commercial space in downtown Kamloops  
Year Completed: 2022 | Total Square Feet: 62,441 | Project Value: \$22,000,000



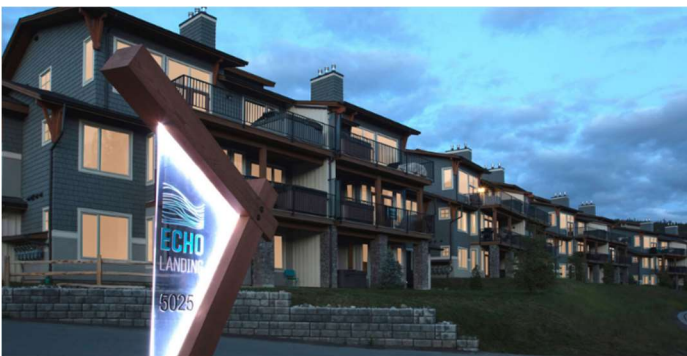
### Park House, Prince George

Project Scope: One and two-bedroom spacious, modern, condominium homes  
Year Completed: 2020 | Total Square Feet: 160,000 | Project Value: \$70,000,000



### Echo Landing, Sun Peaks

Project Scope: 48-unit development with 4-plex and 6-plex buildings  
Year Completed: 2020 | Total Square Feet: 60,000 | Project Value: \$24,000,000



### Era, Kelowna

Project Scope: Multi-family home development in West Kelowna with level-entry ranchers, 3-bedroom townhomes, and unit mixes in between  
Year Completed: 2017 | Total Square Feet: 147,000 | Retail Value: \$24,000,000



### Riverbend Seniors Community, Prince George

Project Scope: Four storey seniors community with one and two-bedroom suites and common spaces  
Year Completed: 2017 | Total Square Feet: 172,000 | Project Value: \$36,000,000



### Riverbend & Mayfair Seniors Community, Kamloops

Project Scope: Four storey seniors communities with one and two-bedroom suites and common spaces  
Year Completed: Riverbend – 2011 / Mayfair – 2014 | Total Square Feet: 268,000 | Project Value: \$59,000,000



Riverbend Kamloops



Mayfair Kamloops

## 7. TEAM EXPERTISE AND EXPERIENCE

A&T Project Developments Inc. has a dedicated team of professionals, including members with the Canadian Construction Associations Gold Seal who can be directed to the project when needed. This availability of our workforce, combined with the agility of the processes we use, allows us to dedicate our company toward the project's objectives and timelines. These attributes have allowed A&T to establish a track record of success on fast-tracked projects in the past and will enable us to bring this project to completion on schedule.

Our approach toward every project reflects our company's core values of accountability, integrity and mutual respect of all partners involved in the project. A&T's relationship with sub-trades has been built on these values. With twenty-five years of partnering with architects, engineers, construction specialists and trades, we have built a dedicated project team that has repeatedly proven they share our commitment to our client's total satisfaction. Our trades participate as full members of our team.

### Jeff Arnold – Owner / President



Jeff is a humble leader who is guided as much by his principles as his business acumen. As President and Founder of A&T Project Developments Inc., he has built the company from the ground up. With a formal education in business administration and decades of experience in the construction industry, he has refined the skill of building and supporting a team who is committed to the company's values and goals. He leads by example while setting and managing corporate strategy – and then fosters the relationships with staff, clients, consultants and trades to ensure goals are met with the highest standard of quality, safety, accountability and moral judgement. Jeff is a very community minded business leader - serving on the Board of Directors of the Kamloops Food Bank for 7 years. He played a leadership role in many of the Food Bank's major initiatives including leading the design and construction of its recently installed Locking-in-Hope participatory art installation in Riverside Park.

### Brandon Lolli – Vice President of Construction / Partner



As a key member of the company's senior management team, Brandon oversees construction operations including project estimating, scheduling, permitting and development approvals. He hires, manages and evaluates all project managers, project superintendents, assistant superintendents and construction personnel and ensures that all equipment and materials are where they need to be, when they need to be there. He ensures projects are on schedule without ever compromising commitments to safe and secure worksites. Brandon has directed the successful completion of multiple development, commercial and lease hold improvement projects including hotel, retail, office, industrial and residential within the region. He is a Certified Red Seal Carpenter and an Accredited Project Manager who has been involved in a variety of professional development seminars on the BC Energy Step Code through the Canadian Home Builders Association. He credits his mentors with teaching him the importance of attention to detail and an honest work ethic. Something he believes to be the values held firmly within A&T

### Kyle MacBurney – Project Manager



Through Kyle's many years of experience in the construction industry, he has supervised a variety of projects, always guiding the team and trades through challenges, keeping the project on schedule, maintaining A&T's dedication to high quality building, and above all ensuring that safety is always the number one priority on site. Now Kyle puts his wealth of experience and his commitment to exceeding client expectations to work as a Project Manager. He is dedicated to ensuring that each project is completed on time and on budget.

### Brent Ortwein – Project Superintendent



As a Project Superintendent for A&T, Brent ensures that all activities, supplies, equipment and personnel on a job site are prepared and progress as planned. He ensures safety standards are maintained on the site each and every day and is the go-to guy for all labourers and trades, liaising closely on all site-specific details with our Project Managers. Brent has close to two decades experience as the most senior person on site for construction projects ranging from high-rise buildings and shopping centres to commercial and residential housing.

### Jeff Johnson – Project Superintendent



Jeff brings a wide variety of experience in industrial and commercial construction to A&T. Through his 24 years in the construction industry, with 8 years in a supervisory role, Jeff has proven himself to be an effective leader and communicator with staff members, sub-trades, and clients alike. As a trained CSO, Jeff always ensures that site safety is his top priority. Jeff has a proven track record of completing jobs on time and on budget.

### Camille Krahn – Project Coordinator



Camille brings over 7 years of experience into her role as Project Coordinator with A&T. Through her time in the construction industry Camille has worked on a variety of projects from commercial tenant improvements, to large-scale commercial new builds, and multi-family housing projects. She works closely with our project management team from tendering phases through to completion to ensure success of each project. Her excellent interpersonal and communication skills come from a background in education, allowing her to effectively work with all project stakeholders.

### Carla Tyson – Financial Controller, Developments



Carla is responsible for the company's annual budgeting and forecasting. She manages the company's accounts payable and receivable as well as all remittances required by Revenue Canada. She manages all job costing on development projects, reporting on commercial and residential projects and knows our project financial management software, Maestro, inside and out. She is our accounting software expert and if there is ever a problem, she is the one to fix it. And enjoys it. Carla joined A&T after more than a decade of experience as an accountant for KPMG and as the Accounts Receivable and Revenue Accountant for the British Columbia Lottery Corporation. She holds a diploma in Accounting from Thompson Rivers University. She also completed levels 1-3 of the CGA program in pursuit of her professional accountant designation and regularly takes accounting courses to stay updated on all accounting policies and procedures.

### Braden Smith – Operations & Warranty Manager



Braden works on A&T's team as the Operations and Warranty Manager. With a decade of construction experience, Braden has been an integral part of A&T for the past five years, working as a skilled laborer, carpenter, crane operator, and OFA level 3 First Aid attendant. As an apprenticed carpenter, Braden has a wealth of knowledge and hands-on experience in both residential and commercial construction. His expertise spans from the ground-up builds of developments like The Hive, Village Walk, Echo Landing, and the BCSPCA, to full-scale renovations like the Delta Hotel and the Sagebrush roof reconstruction in Kamloops.

## TESTIMONIALS



"Our experience with A&T Project Developments for our new Altitude unit in Sun Peaks was exceptional. From a smooth purchase process to timely communication and a deficiency walkthrough that accommodated our timeline, the attention to detail and teamwork were impressive. Special thanks to Cameron, Chris, and Alex for their outstanding support throughout our move-in."

- Nancy & Steve Jeffery, Purchaser, Altitude Sun Peaks

"We had yet another wonderful experience with A & T Developments while building our second house with them. From the beginning of the project to the end, we felt well taken care of and that our needs were heard. Our home was finished on time and within budget. Our Project Manager and Site Manager were both amazing. I would highly recommend A&T to anyone wanting to build a house!"

- Janelle Turner



"From the planning phase right through to the completed product and beyond, A&T was attentive to every detail that went into the project. My entire experience with A&T was nothing but positive and I couldn't be happier with my brand-new home. It is obvious that a great deal of detail and attention was put into the design of the build. The whole space is functional, and the quality is exceptional. I would hire A&T again in a heartbeat!"

- Bernice Pryhitko

## 8. THANK YOU

For taking the time to learn more about A&T and how we can help bring your project to life. We look forward to discussing the next steps with you. Please don't hesitate to reach out to me directly by phone at 250.851.9292 or email at [kyle@aandt.ca](mailto:kyle@aandt.ca).

Sincerely,



Kyle MacBurney  
Project Manager  
C: 250.851.9292 ext. 228  
E: [kyle@aandt.ca](mailto:kyle@aandt.ca)