



**FLUID CONSTRUCTION**

*Leaders in Building*



# Passion.

At Fluid Construction, we have a strong collective commitment to our client ensuring honesty, integrity and quality.



# Architecture.

It is with a love for design and a joy of building that we approach our projects. Delivering the combined services of Architecture and Construction has the advantage of providing you with one professional team for your project from conception to completion.

# Construction.

At Fluid Construction we pride ourselves on being a service-oriented company that listens closely to client needs and anticipates client requirements. We bring together the stakeholders in a strategic framework that ensures successful completion of the project in an open and collaborative manner. Our integrity, knowledge and diligence makes us team choice.



# Management.

Our goal is to work together with the construction team from Pre-Construction to Post Construction to ensure a successful project and a good standing working relationship with all parties involved. We are committed to excellence in a safe working environment with well experienced staff to make for an enjoyable construction endeavor.

# Why Choose Fluid?

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Fluid Construction is a leading architectural and construction company who offers a full suite of services allowing us to deliver a superior customer experience from planning through to post construction.

**We stay professional  
and pragmatic, and find  
the best solutions.**

**We are passionate,  
honest, dependable,  
and always improving  
our skills.**

**We offer savvy design  
and build services for  
you, all the way from  
initial sketches.**

**We bring technical  
knowledge, experience,  
and resourcefulness.**



# What Do We Offer?

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Our promise as a contractor is to build community value into every project while delivering professional expertise.

**Design Build Approach to Turnkey Construction**

**Space Planning**

**Budget and Schedule Developments**

**Construction Management**

**Cost Estimating**

**Building Conditions Surveys/Reports**

**Code Compliance Evaluation/Reports**

**Master Planning**

**Interior Design**

**Phased Development Planning**

# Our Process.

At Fluid Construction, we utilize a 3-stage process to eliminate client risk and guarantee project success.

## Stage One

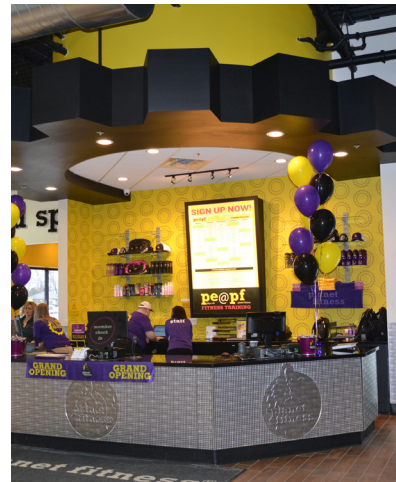
Schedule &  
Budget  
Development.

## Stage Two

Subcontract  
Tender, Review  
& Award.

## Stage Three

Construction  
Execution.







## Stage One: Schedule & Budget Development.

Review/prepare preliminary schedules and assist with the development of sequencing of work in order to ensure that work commences as soon as practicable.

Identify long-lead delivery items and pre-ordering requirements.

Advise the Architect of any pending labour agreements or any other labour issue that may affect the project and schedule.

Develop a detailed critical path construction schedule

for review and approval. The schedule will provide critical milestone dates for subcontract tendering and award, construction and other key considerations directly related to the construction process.

Monitor and update the construction schedule as required.

Develop the preliminary budget based on conceptual plans provided by the Architect and Consultants.

Attend design co-ordination

meetings with the Architect and Consultants during the design development phase.

Review designs and provide assistance to the Project Team to ensure that the work as designed meets the budget objectives.

Monitor and update the budget as required.

Prepare a preliminary cash flow based on the construction schedule and budget; monitor and update as required.

## Stage Two: Subcontract Tender, Review & Award.

Review design and construction documents for completeness and clarity of information.

Provide a list of the types of subcontractors required to complete the work and identify any work to be performed by Fluid's own forces for review and approval.

Prepare a scope of work for each subcontractor and issue tender documents to a minimum of three qualified bidders.

Ensure that work scopes provide for all work as required by the design and construction documents and that subcontract packages do not overlap or duplicate work.

Co-ordinate and issue addenda as required.

Receive sealed bids; review and analyze bids to ensure that the full scope of work is covered and identify any omissions, exclusions or alternates proposed.

Present bid packages and analysis to the Owner and Architect.

Issue recommendations for subcontract award.

Prepare subcontract documents and enter into a Canadian Construction Subcontract Stipulated Price CCA-1 contract with all successful subcontractors.







## Stage Three: Construction Execution.

Arrange for project insurance as required by CCDC-2.

Comply with all Health & Safety Regulations including WSIB requirements. Maintain copies of all contract documents on site for use by the Architect and Consultants.

Ensure that subcontractors order materials and components in a timely manner in accordance with the construction schedule, and obtain delivery commitments including evidence of purchase orders from suppliers as required.

Identify and plan in detail the full nature and extent of all necessary facilities and services for the project.

Provide a Project Site Superintendent for the

duration of the work.

Provide information to the Architect and Consultants regarding any actual site conditions that may be missing from the drawings and specifications.

Review and co-ordinate shop drawings and samples, and maintain a control system for monitoring.

Evaluate and process all changes in scope. Review subcontractors' quotations for changed and extra work to ensure that they are properly itemized, accurate, and reasonable and in compliance with the contract documents prior to submission to the Architect. Include a cost breakdown and back-up documentation as required by the Architect and Consultants.

Arrange and record all inspections by local building authorities.

Inform the Architect immediately of any instructions received from authorities having jurisdiction.

Submit progress payment certificates to the Architect for review and approval. Submission to include Statutory Declaration and WSIB clearance certificate.

Provide financial administration with respect to progress payments, extras, hold-backs, etc.

Liaise with furniture suppliers and co-ordinate the integration of power and communications needs.





Liaise with the Architect for co-ordination of any work performed by the Owner and/or for relocation activities.

Chair regular site meetings with subcontractors, the Architect and the Consultants. Prepare and circulate minutes of the meetings on a timely basis.

Ensure that subcontractors rectify any and all deficiencies.

Provide "as-built" record drawings, including all site instructions and change orders.

Co-ordinate commissioning of all building systems

Co-ordinate and prepare a package containing all warranties, maintenance data, operations instructions, schedules, etc for all relevant equipment and materials. Package will be submitted to the Architect and Consultants for review and approval

prior to final submission to the Owner.

Provide any necessary training and instruction to the Owner's staff to ensure proper take-over of all equipment.

Ensure that all inspections by local building authorities are completed for each phase of construction in order to receive occupancy authorizations in accordance with the schedule.



# Recent Projects

## Gyro Mazda - East York



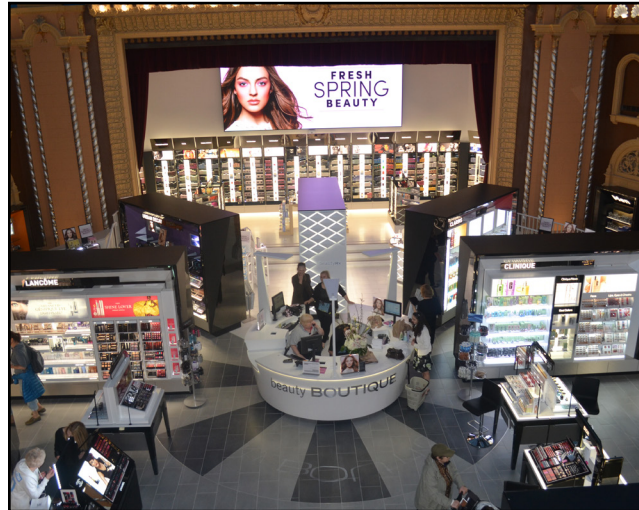
## Performance Volkswagen - St. Catharines







## Shoppers Drug Mart



## Marino's Auto Mall - Etobicoke











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## Stay Connected

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**Email:** [reception@fluidconstruction.ca](mailto:reception@fluidconstruction.ca)  
**Socials:** @fluidconstruction  
**Phone:** 905-604-6641

## Project Consultants

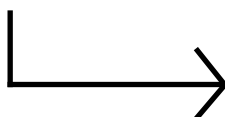
Carson Woods Architects  
RH Carter Architects  
Kohn Architects  
RAI Architects  
Weis & Associates  
Petroff Partnership Architects  
Pearce McCluskey  
Cusimano Architects  
Stark Ireland Architects  
K Paul Architect  
Bortolotto Design Architect

Mayhew & Associates  
Mirkwood Engineering  
Point Architects  
RJ Burnside and Associates  
Brown & Co Engineering  
Y&V Engineering  
Inviro Engineered Systems  
Mistry Engineering  
DW Cameron Engineering  
Integrated Engineering

*References are available upon request.*

## Additional Information

**Visit our website for  
more information and  
current updates:**  
[fluidconstruction.ca](http://fluidconstruction.ca)



**Check out more of our  
recent projects and  
collaborations!**

