



HIGH ROAD GLENMORE DEVELOPMENT

CONSTRUCTION TEAM PORTFOLIO



NO PROBLEMS ONLY SOLUTIONS



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EXECUTIVE SUMMARY

NWI Contracting Ltd (NWI) is a well-established general contracting firm that has proven to solve everyday construction problems with creative solutions.

We have completed many projects in BC, all with different and exciting challenges; we are eager to learn and grow through continued success.

The NWI team has been responsible for many successful construction projects in the Province of British Columbia from conception to construction as we continue to evolve by creating long lasting client relationships.

Team effort and collaboration make NWI the chosen solution as we cohesively connect all parties involved to maximize efficiency.

NWI's extensive construction experience allows us to help drive projects by working with the Owner and Prime Consultant to find solutions.

Virtually every project that we undertake since our beginning has been built using the principles of project and construction management. All of our Project managers and Superintendents are intimately familiar with budget and schedule development, value engineering, project oversight, client relations as we see these very favourable tools to use in our clients' projects.



ENRIQUE PONCE DE LEON

CONSTRUCTION MANAGER

CONTACT ME

✉ enrique@nwicontracting.com

☎ 778-999-0686

📍 Vancouver, BC

🌐 [LinkedIn Profile](#)

SKILL SET

- Relationship Management
- Safety Compliance
- Problem Solving
- Client Communication
- Inspections
- Team Leadership
- Budget Management
- Conflict Resolution
- Scheduling
- Supervision
- Logistics
- Site Management
- Trade Management
- Technical Proficiency
- Strong Communication

ABOUT ENRIQUE

Enrique is the owner and President of NW I Contracting Ltd and started the company in 2007. He worked on the tools with a crew of 4 and has grown the company with a core employee base of 20 complimented by several contracted trades.

His strong relationship building and management skills have made him a standout competitor in the Construction Industry.

The slogan, No Problems Only Solutions perfectly describes Enrique’s approach to every project and challenge.

FEATURED PROJECT PORTFOLIO



Project: Sophia

Role: Construction Management

Contracted to: THE EDEN GROUP

Project Value: \$23M

Dates: 2007



Project: Shangri-La Vancouver

Role: Construction Management

Contracted to: LEDCOR CONSTRUCTION

Project Value: \$7M

Dates: 2008 to 2009



ENRIQUE PONCE DE LEON

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FEATURED PROJECT PORTFOLIO CONTINUED

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Project: Fairmont Pacific Rim
Role: Construction Management
Contracted to: WESTBANK
Project Value: \$38M
Dates: 2009 to 2011



Project: Residential Home Construction
Role: Construction
Contracted to: NWI CONTRACTING LTD
Project Value: \$3.3M
Dates: 2012 to 2013



Project: Residential Home Construction
Role: Construction
Subcontracted to: NWI CONTRACTING LTD
Project Value: \$2.5M
Dates: 2013 to 2014




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FEATURED PROJECT PORTFOLIO



Project: Guildford Town Centre
Role: Construction Management
Contracted to: IVANHOE CAMBRIDGE
Project Value: \$4.8M
Dates: 2013 to 2014



Project: Residential Home Construction
Role: Construction
Contracted to: NWI CONTRACTING LTD
Project Value: \$2.7M
Dates: 2014



Project: Evergreen Line
Role: Construction Management
Subcontracted to: SNC LAVALIN
Project Value: \$5.9M
Dates: 2015 to 2016




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FEATURED PROJECT PORTFOLIO CONTINUED



Project: Tsawwassen Mills Mall

Role: Construction Management

Contracted to: IVANHOE CAMBRIDGE; LEDCOR CONSTRUCTION

Project Value: \$8.3M

Dates: 2015 to 2018



Project: Residential Home Construction

Role: Construction

Contracted to: NWI CONTRACTING LTD

Project Value: \$3.1M

Dates: 2019 to 2021



Project: Tsawwassen Mills Mall

Role: Construction Management

Subcontracted to: CENTRAL WALK

Project Value: \$1.7M

Dates: 2022 to 2023




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FEATURED PROJECT PORTFOLIO

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Project: Residential Home Construction

Role: Construction

Contracted to: NWI CONTRACTING LTD

Project Value: \$5M Target

Dates: 2024



Project: Residential Home Construction

Role: Construction

Contracted to: BEECH WESTGARD

Project Value: \$10M Target

Dates: 2024



TOM BRUVOLD

SUPERINTENDENT

CONTACT ME

✉ tom@nwicontracting.com

☎ 604-835-0115

📍 Kelowna, BC

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EDUCATION

Carpentry Apprenticeship
British Columbia
Institute of Technology

SKILL SET

Project Planning
Safety Compliance
Progress Reporting
Material Management
Problem Solving
Client Communication
Inspections
Team Leadership
Budget Management
Conflict Resolution
Scheduling
Supervision
Logistics
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Trade Management
Technical Proficiency

ABOUT TOM

Tom is a Superintendent with nearly 30 years of experience in the Construction Industry.

Tom started his career as a labourer, and quickly worked his way through being a carpenter apprentice to a foreman. He was fast tracked to a Superintendent role where he oversaw multi-million dollar projects that are landmarks, not only in the Lower Mainland, but in the heart of downtown Vancouver proper. His breadth of experience provides the backbone needed for any challenging endeavor.

As a Superintendent, Tom has performed the following duties:

- Oversee coordination, scheduling and safety of all trades
- Oversee logistics of material management and deliveries
- Maintain relationships and communication with all stakeholders
- Supervise fit and finish of a project
- Project occupancy and close out
- Schedule and budget management

EXPERIENCE

Project: Glenmore Development - 50 Unit Complex

Role: Superintendent, General Contractor

Company: NW1 Contracting Ltd

Project Value: \$10M Target

Dates: 2023 to Present

Project: Grand Lion

30 million six story concrete residential mid rise

Role: Superintendent, General Contractor

Tasks:

- Oversee the completion of six story concrete structure
- Maintain site schedule
- Oversee envelope
- Finishing to completion of 65 units

Company: Kanin Construction Management Inc

Project Value: \$30M

Dates: 2021 to 2023



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EXPERIENCE CONTINUED

Project: Midtown 4

32 million six story concrete residential mixed use mid rise with a heritage facade and a heritage house

Role: Superintendent, General Contractor

Tasks:

- Oversee the completion of six story concrete structure
- Maintain site schedule
- Oversee envelope
- Finishing to completion of 65 units

Company: Kanin Construction Management Inc

Project Value: \$30M

Dates: 2021 to 2023

Project: Arbutus Village - 500 Unit Complex

Role: Superintendent, General Contractor

Company: Urban One Builders

Project Value: \$160M

Dates: 2020 to 2021

Project: Townhouse 1 - 13 Buildings and 33 Units

25 million 32 unit townhouse complex; clusters of townhouses anywhere from 2-6 units (600 acre site)

Tasks:

- Oversaw foundation and framing of all units
- Build and maintain project schedule
- Multi-phased project with many single family homes included
- Mentored junior superintendents building of homes
- Purchasing manager for entire site
- Hiring manager (laborer to superintendent)

Role: Superintendent

Company: Century Grange Construction Corp

Project Value: \$17M

Dates: 2019 to 2020

Project: Roderick - 32 Units, Residential and Commercial

40 million concrete structure with wood framed townhouses mixed use (Save-On-Foods and four other CRU's)

Role: Superintendent, General Contractor

Company: Allaire Construction



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EXPERIENCE CONTINUED

Project Value: \$17M

Dates: 2017 to 2019

Project: Telus Garden - Residential High Rise

Role: Construction Manager, Deficiencies

Company: Skyline Solutions

Project Value: \$750M

Dates: 2015 to 2017

Project: Central Park - Residential High Rise

Role: Superintendent, General Contractor

Company: Wall Financial

Project Value: \$300M

Dates: 2014 to 2015

Project: Guildford Mall Expansion

Tasks:

- 1 year pre-construction
- Design and install of watermain (site servicing)

Role: Superintendent, General Contractor

Tasks:

Company: Ledcor Construction

Project Values: \$280M

Dates: 1996 to 2015

Project: Shangri-La

63 stories, 6 level parkade, 300+ Residential Units, 15 floors
Hotel.

Tasks:

- Finishing supervision to occupancy, deficiencies and owner move-in

Role: Superintendent

Company: Century Grange Construction Corp

Project Value: \$17M

Dates: 2019 to 2020

Role: Superintendent, General Contractor

Company: Ledcor Construction

Project Values: \$280M; \$315M; \$30M; Unavailable

Dates: 1996 to 2015



FIONA KEATING

PROJECT COORDINATOR

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EDUCATION

Bachelor of
Applied Science
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SKILL SET

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ABOUT FIONA

Fiona is a highly experienced project manager with 20 years of expertise across several industries. Her versatile background in various roles has honed her exceptional project management skills, enabling her to navigate complex projects successfully. With strong attention to detail, organizational prowess, and effective communication, Fiona consistently delivers outstanding results.

EXPERIENCE

Stanley Park Water Supply Tunnel

Dates: June 2023 to Present

Client: City of Vancouver, Vancouver Board of Parks and Recreation

Role: Project Manager

Location: Vancouver, BC

Fiona was contracted to continue working on behalf of the City of Vancouver's Board of Parks and Recreation on the Metro Vancouver water main project also known as Capilano Main No. 5. Her knowledge of the project is critical to risk management for the City. Fiona is currently focused on completing the legal agreements that are required for Metro Vancouver to be able to progress from Design to Construction.

Civil Engineering Development and Building Permit Review

Dates: September 2022 to May 2023

Client: University of British Columbia

Role: Senior Manager, Municipal Services

Location: Vancouver, BC

Fiona performed the civil review of all construction projects being performed on campus. These included new projects such as the Gateway Building, Brock Commons and the new Biological Sciences Building. She participated in Development and Building Permit review and any Street and Landscaping Permit reviews and issuance. Other responsibilities in this role included fleet and asset management, project management, and technical guideline updates.

Various Park Board Projects

Dates: November 2020 to September 2022

Client: City of Vancouver, Vancouver Board of Parks and Recreation

Role: Civil Engineer I/Project Engineer



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EXPERIENCE CONTINUED

Location: Vancouver, BC

Fiona was hired to ensure that the Metro Vancouver project which will replace an aged water main in Stanley Park does not affect the park's ability to stay operational through 5 years of construction. Fiona coordinated the review of design drawings between Metro Vancouver's consultants and the City of Vancouver's Engineering and Real Estate and Facility Management groups. She prepared Board reports and memos and has been instrumental in preparing several legal agreements that will steer the project relationship over the next decade.

During her time at the Park Board she also supported other infrastructure challenges such as the water main break at Stanley Park, the sink hole at Charleson Park, the BC Hydro transformer upgrade at Charleson Park, and the water main break at Spanish Banks.

New Sewer Construction, Various Projects

Dates: October 2019 to November 2020

Client: City of Vancouver

Role: Superintendent I

Location: Vancouver, BC

Fiona oversaw two construction crews that installed new sewer infrastructure in the City of Vancouver. Her work included union staff oversight, coordination with in-house designers, coordination with traffic management and scheduling. She also put together a feasibility study on in-house trucking services.

Domestic Terminal Renovation

Dates: August 2018 to October 2019

Client: Vancouver Airport Authority

Role: Project Engineer

Location: Richmond, BC

Fiona oversaw the design of Domestic Terminal Renovations from concept to completion, presented to the capital committee and performed the RFP to select the General Contractor. Stakeholder engagement with various parties including Commercial Operations, Airport Operations, another significant neighbouring project (CORE), Security, Airlines and Food vendors were all required to complete the drawings. The scope of work included



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EXPERIENCE CONTINUED

the reconfiguration of several areas: check-in counters with new self-check-in technology, restaurant, retail, food court CRU's, pre and post security, seismic and structural upgrades.

Various Terminal Projects

Dates: August 2018 to October 2019

Client: Vancouver Airport Authority

Role: Project Engineer

Location: Richmond, BC

Fiona managed and co-managed projects in the Terminal Projects group. Tasks varied from managing budgets, schedules, forecasts, presentations, design coordination, contractor oversight, electrical lockouts and creating and updating project documentation. Projects included Self Service Bag Drop Installation, CBSA Secondary Renovation, USCBP Primary Renovation, New Domestic Elevator Core and New Staff gym.

Various Streets and Electrical Design Projects

Dates: July 2017 to August 2018

Client: City of Vancouver

Role: Civil Engineer 1/Project Engineer

Location: Vancouver, BC

Fiona was a project manager in the Streets and Electrical Design Branch and delivered in-house designs with the City Operations crews. Projects included Paving and Line Painting (Rupert Street, NW Marine Drive), Bike Lane Installation (Alexander Street, Powell Street), Traffic Flow Changes (Gastown, Maple Tree Square), Rain Garden/Green Infrastructure (Yukon and W63rd Avenue), Ditch Repairs (Wallace Street Ditch) and Traffic Signal Changes (SE Marine Drive and Marine Way, Columbia and Carrall). Fiona also put together the data and application for the City to apply for TransLink's Walking Infrastructure to Transit (WITT) program.

Various Capital Projects

Location: July 2016 to July 2017)

Client: City of White Rock

Role: Project Engineer

Fiona was the sole Project Engineer for the City of White Rock and led the design coordination and RFP for contractor of the



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EXPERIENCE CONTINUED

Waterfront Park and Pier Washroom upgrade including Council reports and memos, public engagement, design drawing package completion, writing and evaluation of the RFP and award. This project included working on lease agreements with Telecomm companies and the BNSF Railway. She also simultaneously led the Waterfront Parkade design which also included land tenure challenges with rezoning and issuing Development Plans that would be acceptable to the neighbouring residents.

In the background she also helped facilitate space management for staff including renovating spaces and moving desks and property, seismic upgrades and city property and building renovations and repairs, pier and marina upgrades, coastal studies (eg. Dredging), beach erosion repairs and event feasibility studies (eg. Tall Ships).

Manele Bay Four Season Hotel Lobby and Pool Renovation

Dates: June 2015-June 2016

Client: Larry Ellison

Role: Field Engineer, Project Engineer, Assistant Superintendent

Location: Lanai, HI

Over the course of one year, Fiona was promoted twice. The project demanded 24/7 supervision and involved the complete removal and replacement of a lobby, pool, bathrooms, spa, restaurants, bar and lounge, porte cochere, luggage room, gym and kitchens. Fiona managed several trades and supported the delivery of a 2 year project in 8 months. She coordinated directly with the owner's reps, architects, consultants, engineers, hotel engineering and staff, contractors, sub-trades, transport and island agencies. All this had to be done while being sensitive to the Hawaiian culture and the American style of doing work.

Various Projects – Whitespace (Research & Development)

Dates: July 2014-May 2015

Client: lululemon athletica

Role: Scientific Coordinator

Location: Vancouver, BC

Fiona worked in apparel after doing her post baccalaureate in Technical Apparel Design in 2014. There she project managed the Research & Development team with their science and engineering projects and initiated the beginnings of standardized project



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delivery. She also came on board at the end of their workshop/lab construction and carried it through to completion with deficiency repairs and close out. She also became instrumental in helping the company create an RFP for the design of their head office.

Various Projects - General Contracting

Dates: January 2012 – July 2014

Client: Canada Post, Old Navy, Guildford Town Centre

Role: Project Manager, Project Coordinator

Location: Western Canada

Fiona worked in both special projects and major construction at Ledcor Construction. In special projects she was the Project Manager representing Canada Post for all western Canadian projects. All renovations or new builds of post offices that were awarded to Ledcor would go from design to construction under her supervision. Fiona was a Project Coordinator on the construction of the Old Navy retail store at Granville Street and Robson Street, and the renovation and expansion of the Guildford Town Centre Mall. Her work involved coordinating with consultants and trades, drawing review, change orders, progress draws and problem solving to ensure the mall stay operating. Her scope mostly involved exterior civil works including retaining walls, parking lots, plazas, water features, facades and landscaping.

BCIT SW1 Gateway Project

Dates: March 2011 – December 2011

Client: British Columbia Institute of Technology (BCIT)

Role: Project Coordinator

Location: Burnaby, BC

Fiona's first foray into the private sector as a Civil Engineer was with Stuart Olson Dominion where she came to a team that was decimated in resources after a recent company take over. She supported the team in not only completing administrative tasks such as change orders, requests for information, drawing revisions, consultant coordination and progress draws, but also physical tasks with the trades such as painting and caulking.



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EXPERIENCE CONTINUED

Various Capital Projects

Dates: May 2008 – March 2011

Client: City of Richmond

Role: Student, Engineer in Training

Location: Richmond, BC

Fiona's first role as an Engineer in Training was for the City of Richmond. Her tasks ranged from survey, inspection, sewer and water main design, funding applications, capital planning, feasibility reports, tenders and RFPs, contract award, and project management. She led the adoption of a revised Supplemental Specification document which complimented the MMCD as well as supported the City's hosting of the 2010 Winter Olympics through venue management.

Mining Engineering

Dates: May 2004 to August 2007

Client: Placer Dome, Falconbridge, Phelps Dodge, Teck Cominco

Role: Student Engineer

Location: Vancouver, BC; Sudbury, ON; Morenci, AZ

Fiona's first two years in Engineering at UBC was completed in Mining Engineering. Her exposure to the industry was spent in company head offices or at the mines themselves. She has worked above ground in an open pit mine in Morenci Arizona as well as underground in a mine in Sudbury Ontario. Tasks are varied between mine labour: survey, layout, drilling to contractor management, tailing pond management, time studies and productivity reviews.