



Richard N. Zukiwski

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www.generalmerchants.ca

Contract: Consulting

2005 to present

Richard N. Zukiwski leads the team at Constructive, providing construction management services to select clients. Our proven trades provide quality work that is professional and safe.

Constructive offers construction management expertise for projects large and small. Commercial construction, residential multi-family, tenant improvements, and renovations.

Constructive has the professionalism and experience to communicate and liaise with consultants; structural, mechanical, architectural and electrical for the completion of your project, cost effective and well built.

Career History Contract: Project Management

March 2008 to present

Midwest Property Management

Constructive is providing Project Management services to Midwest Property Management to assist with their cyclical maintenance budget for annual improvements to their rental properties. Constructive is managing a variety of projects in Calgary, Red Deer and Edmonton on Midwest's behalf. Midwest, the property management branch of Maclab Enterprises, manages over 5500 rental units.



Above - Private Bridge Rehab



Richard N. Zukiwski

Contract: Construction Management 2012 to 2013

RIOM - Sherwood Park, AB.



Contract: Construction Management 2008

Chester Developments

Constructive is providing Construction Management services to Chester Developments in their construction of a seventeen thousand square foot warehouse addition in Sherwood Park, AB.



Contract: On Site Construction Manager

November 2005 to February 2008

Centre in the Park

Owner - Christenson Developments Ltd.

- ▶ Festival Estates; 54 unit five story wood frame condominium on full parkade
- ▶ Park Vista; 78 unit six story concrete high-rise, with two level parkade
- ▶ Bedford Village: 131 unit four story wood frame seniors Active Living Centre
- ▶ 121 Festival Way, Sherwood Park, AB
- ▶ *Value: 50 million dollars*
- All under current construction.



Unique development for Sherwood Park. A central town centre encompassing residential and commercial developments along with Prairie Walk, a water featured promenade leading to Festival Place Theatre. Heating provided by the new County of Strathcona Energy transfer station to be commissioned October, 2006.



Contract: Project Manager, Construction Manager

June 2006 to October 2006

Omega Professional Centre

- ▶ 4500 sq ft Tenant Improvement of a Condominium Commercial Office Space.
- ▶ #200, 10504-99 ave., Edmonton, AB
- ▶ *Value \$400,000*
- From raw concrete on the second floor of the Omega High Rise to finished operations of a Joint Law, Accounting and Counseling Centre.
- Included 3500 sq. ft outdoor balcony development.
- Full fit out including meeting rooms, board rooms, offices, kitchen, reception, file, server rooms, finished to office furniture.
- Design included special assembly considerations for sound and privacy separations.

Contract: On Site Construction Manager

May 2004 to October 2005

One River Park

Owner - Newcap Enterprises / Abbey Lane Homes

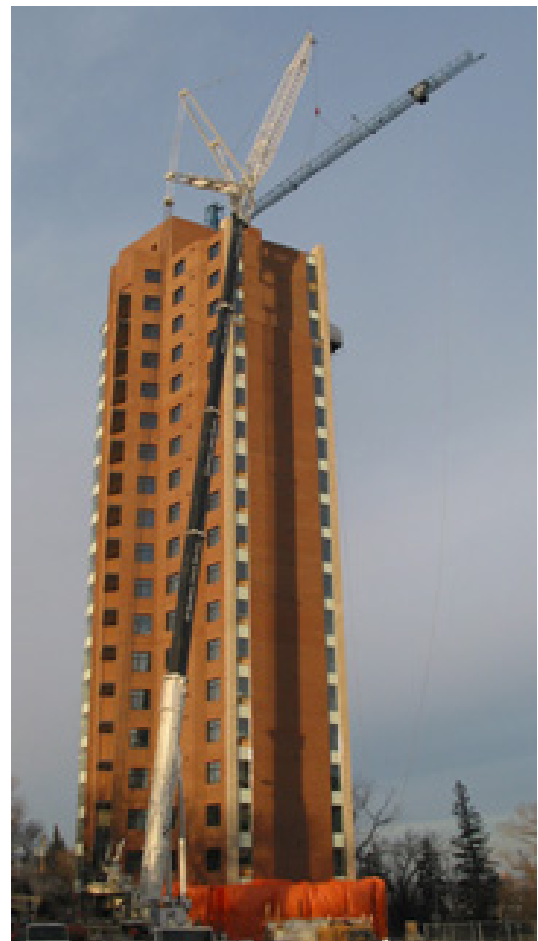
- ▶ 32-unit, 22 story high-rise on three story Parkade
- ▶ 10035 - Saskatchewan Drive, Edmonton, AB
- ▶ *Value 32 Million Dollars*
- Recruited to take over project from failed Site Management
- On site Construction Manager working with Owner and PM to complete
- Construction, exterior, interior finishes, customer specifications, and turn over.

One River Park is unique in Edmonton combining the best river valley views in the City, with excellent design and architecture to be Edmonton's most exclusive High Rise Condominium. The top suite sold for over two million dollars.

Project can be viewed at: www.oneriverpark.com

Also at <http://www.emporis.com/en/wm/bu/cs/?id=158641>

Picture of Richard N. Zukiwski can be viewed at <http://www.emporis.com/en/il/im/?id=281627>





Contract; Project Manager

Jan.-May, 2004

Melrose Tower Inc. - Owner

- ▶ 92-unit, 14 story high-rise on three-story parkade
- ▶ 98 Avenue and 104 Street, Edmonton, AB
- ▶ *Value 14 Million Dollars*
- Pre-development approvals and permitting
- Design reviews with Architects, Sub-Consultants; Mechanical, Electrical and Structural Engineers, to refine design ready for construction.
- Costing, Estimating and budgeting in preparation for construction.
- Tendering and specification refinement pending construction.

After feasibility, estimate and costing study performed by PM, the Owner decided the profit picture was not acceptable and sold the project.

Project Manager / Senior Superintendent

2000 - 2004

Westcorp Inc. - Owner/General Contractor

Projects Include:

Project Manager

Holyrood Gardens

- ▶ 98 Avenue and 86 Street, Edmonton, AB
- ▶ 38- and 68-unit wood frame apartment on full parkade
- ▶ *Value: 12 million dollars*
- Took over project mid stream from failing Construction Management Team.
- Attained substantial completion and full occupancy permits on schedule.
- Coordinated final detailing and close out of both buildings, working with leasing staff to occupy and move tenants in on schedule, as project leased.
- Dealt with all after sales issues, tenant concerns, and customer satisfaction issues with leasing staff, and tenants directly.



Project Manager

Oliver Village CRU's

- ▶ 112 Street / 113 Street and 104 Avenue, Edmonton, AB
- ▶ *Values: Base Buildings \$600,000.00 – 1.3 Million dollars*
- Provided Project Management Services to Canada Lands Company, supervising construction of base building CRU's and Tenant
- Improvements. Construction Management was both direct and with General Contractors doing the work.
- Liased with Leasing staff and Clients to refine design, work with designers, architects and contractors to develop space suited to Clients needs. Coordinated Tenant allowances in initial construction, and Tenant improvements and outfitting of respective commercial spaces for Tenant use.
- Coordinated final Construction Completion Certificates and Approvals on landscaped Amenity and Park areas for the overall site and City Dedications. Worked with Property Management Division for take over and close outs.



Project Manager / Senior Superintendent

“The Brighton” at Oliver Village

- ▶ 11350 - 104 Avenue, Edmonton, AB
- ▶ 155-unit, 5 story wood frame apartment on full parkade.
- ▶ *Value 16 million Dollars*
- Built on reclaimed Rail lands in Downtown Edmonton
- Start to Finish on Project. In excess of 200 workers on site at its peak.
- Initial Design reviews and approvals.



“The Brighton” at Oliver Village - *continued*

- Coordination of Architects, and Engineering Sub-Consultants for working construction drawings.
- Costing, Estimating, and Tendering of Sub-Contractors and Suppliers to Contract and Construction Start.
- On-site coordination and supervision from initial dig to final occupancies.
- Responsible for progress draws, quantity survey, inspection, engineering approvals, quality control, scheduling and safety for project on going.
- Responsible for change order control, cost and budget control, and approvals of progress and substantial completion payments to trades and suppliers.
- Reporting on-going to Owner and VP of Construction.
- Coordinated with Controller, VP of Finance, and accounting staff regarding project requirements.
- Development of show suites, leasing agent assistance, and customer move in coordination. Coordination of final inspections, after sales service, and tenant move ins. Worked directly with tenants on move ins, and after sales service to assure customer satisfaction.

Superintendent

“The Ashby” at Oliver Village

- ▶ 11234 - 104 Avenue, Edmonton, AB
- ▶ 151-unit, 5 story wood frame apartment on full parkade.
- ▶ *Value 14 million Dollars*
- Responsible for all construction coordination and supervision on site.
- Reporting to Owner and VP of Construction.
- Responsible for progress draws, quantity survey, inspection, engineering approvals, quality control, scheduling and safety for project on going.
- Responsible for change order, cost and budget controls, approvals of progress payments and substantial completion payments to trades and suppliers.
- Construction close out and turn over to Owner, and coordination of service during warranty period.
- Development of Show suites, leasing agent assistance, and customer move in coordination. After sales service and tenant move ins, working with Tenants directly in many cases for after sales service to assure customer satisfaction.



Project Manager/Superintendent

1999 - 2000

Melrose Court

Melrose Holdings Ltd.

- Owner / General Contractor

- ▶ 8315 - 83 Street
- ▶ 68-unit Condominium on full Parkade
- ▶ *Value: 8 million dollars*

- Estimating, tendering, costing, design reviews, contracts ready for construction.
- Worked with Owners to accommodate desired Personalization of their project.
- Upon construction start became Construction Manager on site, coordinating and supervising construction, scheduling, quality control, progress draws, sub trade payments and substantial completion payments and close outs.
- Reported to Owners on going, coordinated with Controller for budget, cost control, trade payment approvals.
- Worked with Sales staff on going to coordinate customer changes, occupancies, and after sales service through the new home warranty programs.



Project Manager / Superintendent

1996-1999

Vision Enterprises Ltd. - Owner / General Contractor

Coordinated three respective Projects simultaneously

First Project:

St. Lawrence Court

- ▶ 10933 - 124 Street, Edmonton, AB
- ▶ *Value 5 million dollars*

- 38-unit, 5 story Condominium on full parkade
- Demolished four story Link's Clinic on this site to prepare for Construction
- First of Two Towers Built. Occupancy and possessions met.





Second Project: Henday Village

- ▶ 9760 - 174 Street, Edmonton, AB
- ▶ *Value 7 million dollars*
- 55-unit, 4 story Condominium on full parkade
- First of Three Towers Built. Occupancies and possessions met.



Third Project: Holiday Inn Express

- ▶ 10017 - 179A Street, Edmonton, AB
- ▶ *Value 6.5 million dollars*
- 102-unit Holiday Inn with full basement and swimming pool
- Scored 999 out of 1000 points on Holiday Inn's Pre-Open Inspection, highest in Western Canada.



Richard N. Zukiwski

Owner/General Contractor

1976-1996

Globe Construction (1976) Ltd.

- Renovations:
Purchasing Estate Sale Homes in Edmonton's University District substantially renovating and reselling.
- New Home Construction:
Starter and Luxury Homes built in Edmonton area, averaging 40 homes constructed per year.
- Land Development:
Coordinated Lot Servicing as Owners Representative for new Home Subdivisions in West Edmonton.
- Trailer Park Development:
Coordinated Servicing, Construction and Operation of a Mobile Home Park in Brooks, Alberta.

Certifications



Gold Seal Certification- Project Manager - Canadian Construction Association

Gold Seal Certification-Superintendent - Canadian Construction Association

Construction Safety Officer - Alberta Construction Safety Association.

Letters of reference

Available on request

