



# Company Profile & Project Overview

Sensibly Green Enterprises LTD

**PROJECT REFERENCE:**

Eden Valley WTP Contract 3

Bearspaw First Nation Eden Valley

Proudly Family Owned & Operated in Cochrane Alberta





## Executive Summary

Sensibly Green Enterprises Ltd. is pleased to submit this tender for the **Bearspaw First Nation – Eden Valley Water Treatment Plant (Contract 3 – General Construction)**. We recognize the importance of this project as a critical piece of community infrastructure and approach it with a strong sense of responsibility, accountability, and partnership.

The project will be led by a senior leadership team with direct accountability for risk, constructability, and operational performance. **Colin Gustafson, Principal**, provides executive oversight and direct risk mitigation leadership for all civil, underground, concrete, and site infrastructure scopes, ensuring constructability, safety performance, and schedule certainty. **Brandon Clague, Project Manager**, leads day-to-day execution, technical coordination, and commissioning readiness across all civil, building, mechanical, electrical, and process systems to ensure the facility is delivered fully integrated and operational.

Sensibly Green Enterprises Ltd. brings over 15 years of infrastructure delivery experience, a proven working relationship with Bearspaw First Nation Eden Valley, and deep familiarity with engineer-led project delivery under Associated Engineering. Our model emphasizes strong in-house self-performance, disciplined planning, transparent communication, and respectful collaboration with community members and trade partners.

We are committed to delivering a safe, reliable, and durable water treatment facility that meets the technical intent of the design, supports long-term operational performance, and reflects the values and priorities of the Eden Valley community.

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## Project Overview

The Bearspaw First Nation – Eden Valley Water Treatment Plant (Contract 3 – General Construction) is an ISC-funded project located in Eden Valley, Alberta. Sensibly Green Enterprises Ltd. (SGE) has maintained a fully serviced construction yard in Eden Valley for the past 11 years and employs full-time, professionally trained local staff. This yard includes a site office and operates as a satellite facility to SGE's headquarters yard and shop in Cochrane, Alberta.

Project design commenced in 2024 for the replacement of the existing water treatment plant. Sensibly Green Enterprises Ltd. submitted a tender to act as the General Contractor for the project. ISC-funded projects require Lump Sum, Fixed Price, CCDC-sealed contracts. To support this delivery model, SGE obtained multiple competitive estimates across all scopes of work, including work planned for in-house completion, and through a comparative evaluation selected a qualified team to deliver the project within the lump sum framework.

SGE's ability to submit a highly competitive price is largely attributed to its in-house civil construction division and extensive background in civil and building construction. When comparing estimates, SGE demonstrated superior efficiency in civil and structural scopes, while allowances for other trades and disciplines were largely consistent with market competition. As outlined further in the Company Profile section, SGE's internal capabilities and operational structure provide a distinct advantage in delivering complex infrastructure projects at competitive rates. SGE has included a 15% profit margin applied to 100% of the submitted price. In addition, a 5% contingency allowance has been incorporated, excluding a separate \$1,065,000.00 contingency amount included in the final contract to address potential labour, material, and environmental requirements.

In total, 28% of the overall project price consists of contingency and profit, excluding any profit margin embedded within SGE's in-house scopes of work.

The project scope includes the following major components:

- **Civil Works:** A complete new civil design including regrading and drainage, access roads, barriers, fencing, multiple backwash ponds, underground service tie-ins, and building services.
- **Structural Works:** A new structural design consisting of a clearwell located beneath the building, new foundations, new building slabs and structural elements, new concrete aprons, and an asphalt parking area.
- **Architectural Works:** Construction of a new steel building with an overhead door and a prefabricated insulated panel building envelope. The building will include new mechanical and electrical systems. Interior construction will consist of steel stud framing with concrete and DensGlass wall assemblies, suspended ceilings, vinyl and epoxy flooring, and painted finishes.

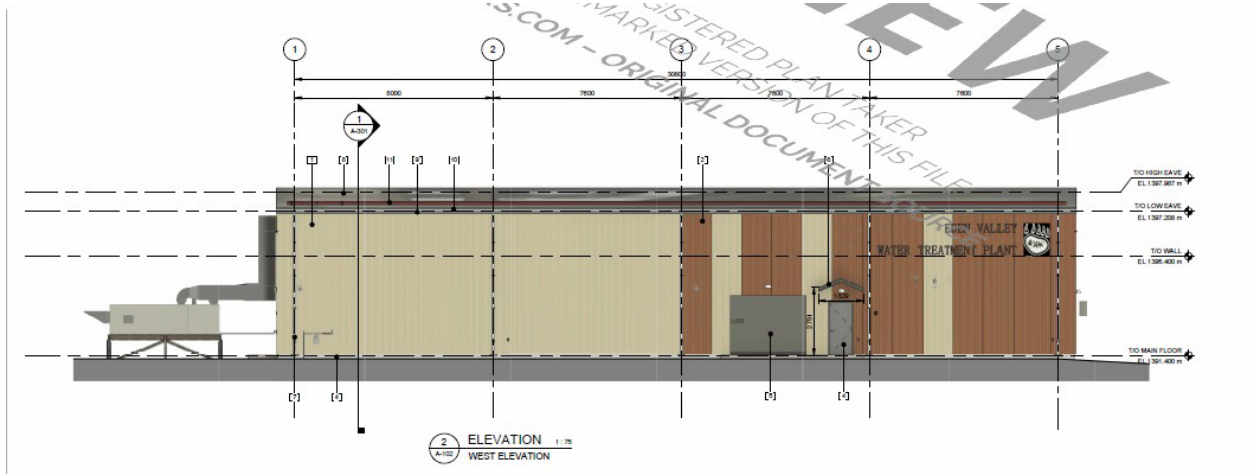


- **Water Treatment Equipment:** A pre-ordered packaged water treatment plant supplied by a vendor in coordination with the Engineer of Record. Mechanical connections and electrical controls will be completed on site. The packaged plant will be delivered and installed through the overhead door following building completion.
- **Raw Water and Distribution Systems:** The new water treatment plant will draw raw water from the Highwood River. The contract does not include any work to the intake systems. The existing West Intake and East Intake systems are both adequately sized to meet treatment demands and operate as redundant systems. These intakes convey raw water to an existing raw water reservoir, which provides settlement and storage during periods of low turbidity flow in the Highwood River. This system was constructed in 2018 and does not require upgrades. Raw water will be pumped from the reservoir to the new water treatment plant through existing infrastructure, treated within the packaged system, and stored in the new clearwell. Treated water will then be pumped to an existing underground concrete reservoir that supplies the community.
- **Operations and Commissioning:** The water system is operated by a licensed water operator and managed by a full-time, licensed water treatment company on behalf of the Nation. At no time during construction will the contract be connected to the potable water distribution system. The existing treatment plant will remain operational until project turnover, at which time the new system will be commissioned by the operator.

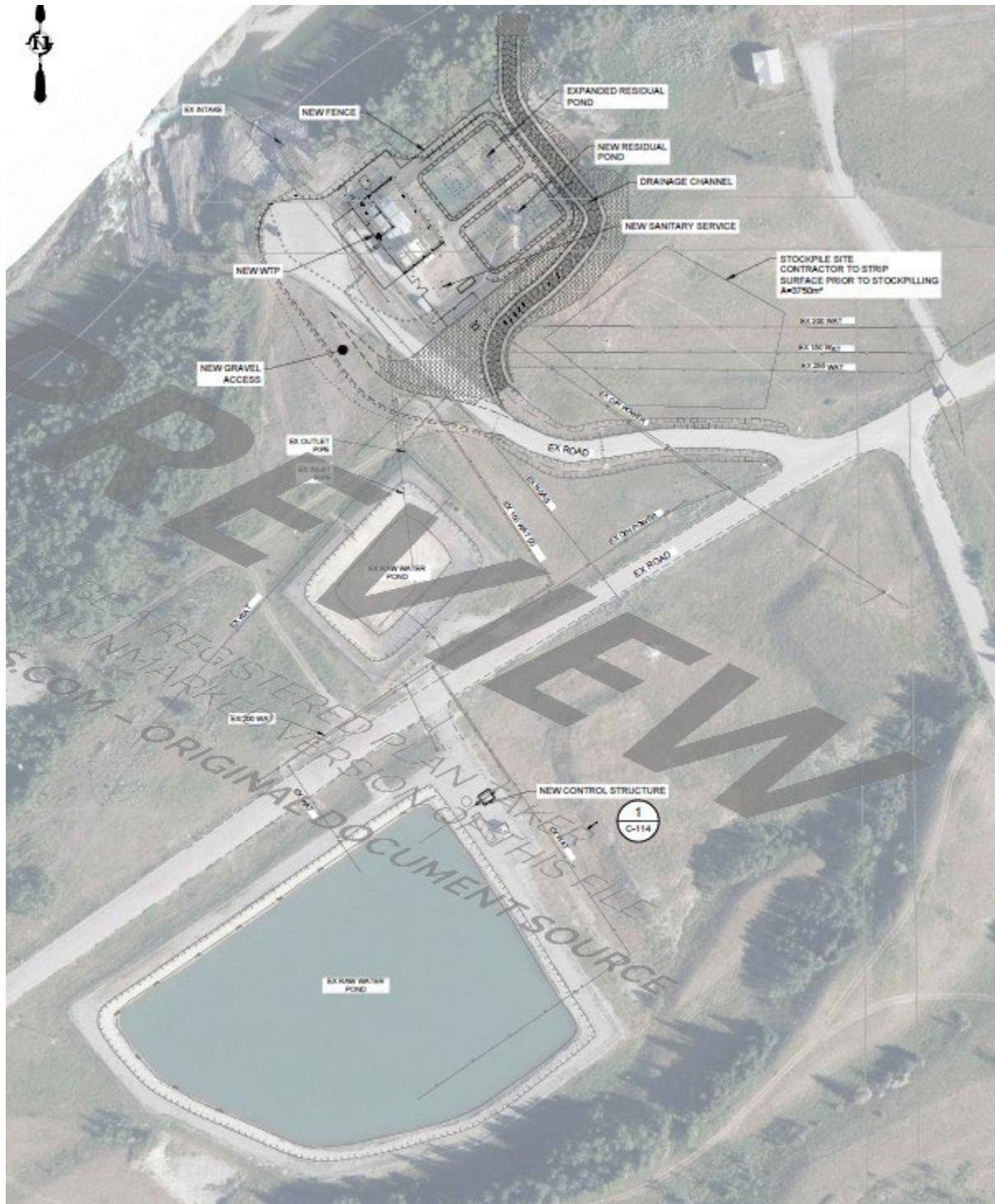
This project will support future growth in Eden Valley while expanding potable water service to existing homes. Currently, approximately 60% of homes in the community receive potable water from a treatment plant. Over the past 10 years, SGE has installed approximately 50% of the underground water infrastructure in Eden Valley through ISC-funded projects. Additionally, SGE has completed approximately 80% of the private wastewater systems serving the community.

SGE's ability to successfully deliver extensive water and wastewater infrastructure over an extended period, without failures or service overhauls to date, demonstrates a proven capacity to undertake and complete further work for the Nation's water and wastewater systems.

Attached are select images from the project drawing package to provide additional clarity and visual representation of the scope of work.

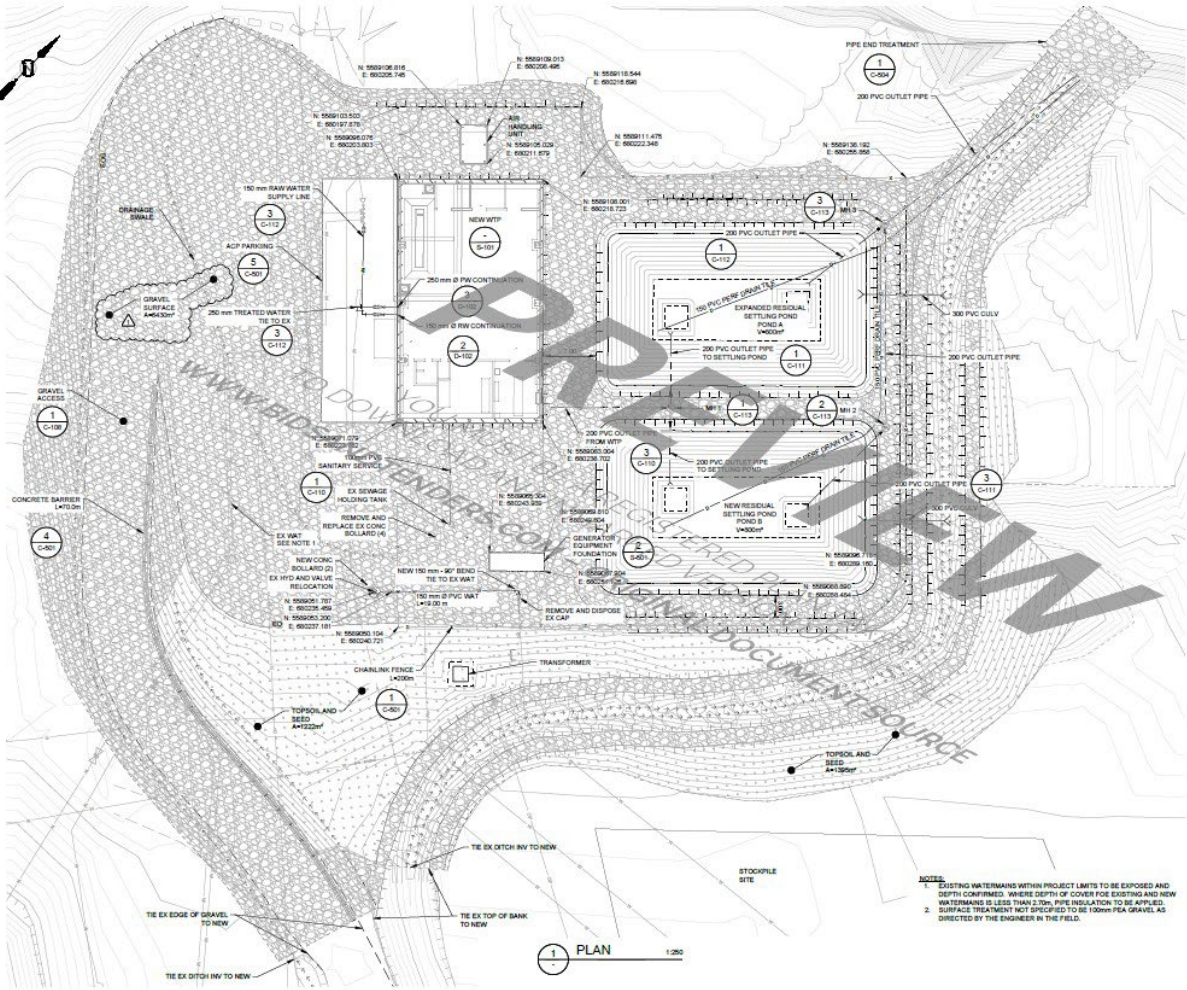








PRIME CONTRACTING





## 1. Company Overview & Credentials

**Sensibly Green Enterprises Ltd.** is a Cochrane, Alberta-based construction management and civil infrastructure company with over 15 years of experience delivering complex public infrastructure projects across Alberta. The company specializes in practical, solution-driven construction services with a strong focus on safety, collaboration, accountability, and community-based delivery.

For the **Bearspaw First Nation – Eden Valley Water Treatment Plant (WTP), Contract 3 – General Construction**, Sensibly Green Enterprises Ltd. brings direct experience working within First Nation communities and delivering water-related infrastructure under consulting engineer-led contracts. The company's approach aligns with the technical requirements, quality expectations, and contract administration processes established by Associated Engineering, the Engineer of Record.

As a small, adaptable organization supported by a core team of seven key personnel, Sensibly Green Enterprises Ltd. maintains a streamlined structure that enables direct communication, rapid decision-making, and hands-on leadership from senior management. This ensures consistent oversight, efficient problem-solving, and responsive project execution from mobilization through commissioning.

### Core Capabilities

- Construction Management & Project Controls
- Civil Infrastructure & Earthworks
- Water & Wastewater Systems
- Underground Utilities & Site Services
- Concrete Works, Foundations & Building Structures
- Mechanical, Electrical & Process Coordination
- Commissioning & Turnover Support

### Key Credentials

- COR Certified contractor
- Fully covered by Alberta WCB





- Licensed and registered for public infrastructure works in Alberta
  - Proven experience delivering projects within First Nation communities
  - Strong record of collaboration with consulting engineers and stakeholders
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## 2. Relevant Experience / Project Portfolio

Sensibly Green Enterprises Ltd. has successfully delivered civil, water, and building infrastructure projects of comparable scale and complexity, including projects within the Bears paw First Nation and other public-sector environments.

### Selected Relevant Experience

- **Morley Well and Cistern Replacements (2023–2024):** Execution of critical water infrastructure, including large-scale civil works and underground services for Bears paw First Nation.
- **Underground Concrete & Wastewater Infrastructure:** 19 years of specialized experience in cast-in-place concrete for water suppression, wastewater holding structures, and mining-sector fluid management.
- **Municipal Water Service & High-Risk Utility Works:** 14 years of ongoing service encompassing multi-kilometre design-build water main extensions across municipal, industrial, and oil & gas environments.
- **Alberta Government Flood Mitigation & Recovery:** Leadership of large-scale emergency response and flood mitigation programs, managing teams of 150+ personnel to restore and protect community water security.
- **Village of Cremona (2015–Present):** Long-term delivery of municipal water and sewer infrastructure repairs, system maintenance, and essential utility upgrades.
- **Bears paw Country Club (2016):** Technical design/build/installation of water distribution networks and specialized fire protection infrastructure.
- **Prince of Peace School (2019):** Critical water service replacement and site restoration within a sensitive institutional environment.
- **Transcanada Turbine:** Prime contractor for design/build of critical water service replacement and site restoration in an industrial environment under extreme time constraints, penalty driven contracts, and extreme environmental hurdles.
- **Building Science & Structural Remediation:** 18 years of forensic repair and rehabilitation for liquid-retaining tanks, civil structures, and underground infrastructure.
- **Eden Valley Head Start Early Learning Centre (2024):** General construction and complex site services, including concrete works and water-related site infrastructure.
- **Bears paw First Nation Capital Projects:** Successful delivery of 10+ major infrastructure and building projects, each with values of \$1 million+, establishing a proven track record of reliable civil and water-related work for the Nation. SGE has turned over 100+ of contracts total for Stoney Tribal Administration and Bears paw First Nation.
- **Slave Lake Wildfire Mitigation:** Strategic leadership in fire mitigation and industrial redevelopment, focusing on infrastructure resilience and site recovery.

Additional experience includes industrial facilities, stormwater systems, underground concrete works, and multi-discipline site developments, demonstrating the company's capability to manage complex sequencing, safety, and quality requirements.



## **OUR TEAM'S PAST EXPERIENCE (Prime Contractor + Trade Partners)**

Sensibly Green Enterprises Ltd. does not operate as a pass-through contractor. The project will be delivered through a hybrid model of strong in-house self-performance combined with trusted trade partners who are directly integrated into planning, sequencing, risk management, and commissioning activities. Each partner listed below is selected based on proven performance, alignment with Sensibly Green's execution philosophy, and demonstrated capability on water, wastewater, municipal, and industrial infrastructure projects.

Trade partners are positioned as delivery partners, not subcontractors, and are tied directly to risk containment, schedule certainty, quality-critical scopes, and commissioning readiness for the Eden Valley Water Treatment Plant.

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### **Prime Contractor – Sensibly Green Enterprises Ltd.**

(Refer to Sections 1–3 for detailed company and leadership experience.)

Sensibly Green Enterprises Ltd. self-performs the majority of civil, underground, concrete, and site infrastructure scopes in-house, maintaining direct control over safety, quality, sequencing, and schedule recovery. This capability significantly reduces interface risk and enables rapid response to unforeseen site or subsurface conditions.

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### **Structural Concrete – Cor-Crete**

Cor-Crete is an Indigenous-owned structural concrete contractor with extensive experience delivering complex commercial, industrial, municipal, and water and wastewater treatment infrastructure across Alberta and Saskatchewan. Cor-crete and E3 Concrete (a Sensibly Green owned entity) have worked in partnership for over a decade and achieved great success together in mining, water, institutional, high-rise, elevator and residential multi-family projects.

Cor-Crete has successfully completed structural concrete scopes on multiple treatment facilities requiring high dimensional tolerance, durability, and strict adherence to engineered specifications, including:

- Carlisle, SK – Water Treatment Plant
- Whitewood, SK – Water Treatment Plant
- Turtleford, SK – Water Treatment Plant
- Drayton Valley, AB – Wastewater Treatment Plant

Their experience includes concrete works for tanks, foundations, slabs, process structures, and supporting infrastructure directly relevant to the Eden Valley Water Treatment Plant.

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Cor-Crete has a demonstrated ability to maintain or recover project schedules through proactive crew management, additional equipment mobilization, and close coordination with prime contractors and engineering teams. Their completed project scopes range from approximately \$1.2 million to \$25 million, confirming both capacity and scalability for critical-path concrete works.

As a delivery partner, Cor-Crete integrates directly with Sensibly Green's in-house civil and underground teams, reducing interface risk between excavation, formwork, concrete placement, and curing—an essential factor in treatment plant construction.

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## **Mechanical & Process – Ironclad Mechanical Services Ltd.**

Ironclad Mechanical Services Ltd. (ICMS) is an Alberta-based mechanical and process delivery partner with dedicated fabrication capabilities and extensive experience executing complex water treatment, industrial, and infrastructure mechanical scopes. ICMS is providing the process and building mechanical scope for the Eden Valley Water Treatment Plant, working in close coordination with Sensibly Green Enterprises Ltd. and the Engineer of Record.

ICMS brings specialized technical resources in process piping, equipment installation, welding, fabrication, HVAC, and plant mechanical systems, supported by a Calgary-based fabrication shop and a structured quality and project management program fileciteturn2file0.

### **Relevant Scope for Eden Valley WTP Includes:**

- Fabrication and installation of process piping systems (Drawings D-101 through D-304)
- Raw water, treated water, backwash, recirculation, and plant service piping systems
- Supply and installation of raw water pumps, backwash pumps, vertical turbine pumps, and plant service pumps
- Ultrafiltration, membrane, and UV treatment system piping and ancillaries
- Chemical feed systems, ancillary piping, and safety equipment
- Installation of client-supplied mechanical process equipment
- Structural steel fabrication for mechanical supports and appurtenances
- HVAC systems including air handling units, exhaust systems, unit heaters, and split systems
- Plumbing systems, safety showers, eyewash stations, floor drains, and domestic water systems

ICMS has incorporated engineering allowances for piping, structural supports, and potential seismic requirements, reinforcing their proactive approach to constructability and risk management on complex treatment facilities.

### **Quality, Testing & Commissioning Support**

- Fabrication and welding in accordance with client and specification requirements
- Non-destructive examination (NDE) allowances and hydrostatic testing procedures
- Coating systems applied per specification for corrosion protection
- Active support of commissioning activities in alignment with Section 01 75 01 requirements

ICMS has also identified and actively managed long-lead mechanical and process equipment, including pumps, valves, UV systems, and air handling units, enabling early procurement planning and schedule risk mitigation.





As a delivery partner, Ironclad Mechanical Services integrates directly with Sensibly Green's in-house civil and concrete teams, Neu-Lite's electrical and controls scope, and Brandon Clague's commissioning leadership. This integrated approach reduces mechanical-process interface risk, supports orderly startup, and contributes directly to the successful commissioning and turnover of the Eden Valley Water Treatment Plant.

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## **Electrical & Controls – Neu-Lite Electric**

Neu-Lite Electric is an Alberta-based electrical contractor specializing in municipal infrastructure, water and wastewater treatment facilities, pump stations, and industrial process plants.

Neu-Lite provides complete electrical and controls installation services, including:

- Power distribution and service installations
- Motor Control Centres (MCCs)
- PLC System integration
- Instrumentation and process controls
- Commissioning support and system testing

Neu-Lite has extensive experience working under consulting engineer-led contracts, coordinating closely with mechanical, civil, and controls disciplines. Their experience with live tie-ins and phased commissioning directly supports the risk profile of the Eden Valley Water Treatment Plant and aligns with Brandon Clague's commissioning leadership model.

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## **Building Systems & Controls – Ainsworth**

Ainsworth provides specialized building systems, controls integration, and mechanical/electrical support services for infrastructure and institutional facilities. Their involvement supports long-term operational reliability, system integration, and maintainability of the treatment plant.

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## **Structural Steel, Building & Envelope – Jay’s Metal**

Jay’s Metal is Sensibly Green Enterprises Ltd.’s building and envelope delivery partner, responsible for the structural steel building system, steel supply, erection, building envelope, and full installation.

Jay’s Metal’s scope includes:

- Structural steel fabrication and erection
- Pre-engineered or custom steel building systems
- Building envelope systems suitable for industrial and water treatment facilities
- Weather-tight enclosure and coordination with mechanical and electrical penetrations

Their integrated responsibility for steel structure and envelope significantly reduces interface risk between foundations, superstructure, and building enclosure. This is particularly critical for water treatment facilities where early dry-in, dimensional accuracy, and coordination of process penetrations directly impact schedule, quality, and commissioning readiness.

Jay’s Metal works closely with Sensibly Green’s in-house civil and concrete teams to ensure foundation tolerances, anchor bolt placement, and sequencing align with erection requirements.

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## **Civil Materials & Underground Supply – Norwood**

Norwood is Sensibly Green Enterprises Ltd.’s primary supplier for civil and underground infrastructure materials, providing pipe, fittings, and related components for water, sewer, and underground facility works.

Norwood supports:

- Water and wastewater piping systems
- Underground fittings and appurtenances
- Civil infrastructure materials coordination

Their role ensures material availability, specification compliance, and continuity of supply for critical underground scopes. This support is essential to maintaining schedule certainty and quality control on civil works forming the backbone of the Eden Valley Water Treatment Plant. Colin and his team have been working in partnership with Norwood for 5+ years in perfect credit.



## **Materials Supply – Burnco**

Burnco provides reliable concrete supply and material coordination, supporting consistent quality control and timely placement for structural and civil concrete works throughout the project. Colin and his teams have partnered with Burnco for over 20 years, maintaining perfect credit throughout that time.

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## **Earthworks & Site Preparation – Terrafix**

Terrafix will lead the installation of pond liners, leveraging their deep industry strength in specialized liner welding and a robust QA/QC program to ensure strict compliance with project specifications. Working in close coordination with Sensibly Green's civil teams, they provide expert earthworks and grading support to maintain seamless site sequencing and long-term environmental integrity. Colin and his teams have maintained a working partnership with Terra-Fix and its predecessor for over 15 years, with an excellent credit history.

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## **Perimeter & Security Infrastructure – Riteway Fencing**

Riteway Fencing delivers perimeter fencing and site security infrastructure, supporting controlled access, public safety, and long-term facility protection. For more than 20 years, Colin and his teams have worked with Riteway Fencing and have consistently maintained perfect credit.

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### 3. Management Team

The management team for the Eden Valley Water Treatment Plant is structured to provide direct leadership, continuity, and accountability throughout construction.

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#### Colin Gustafson, Principal

##### Role on Eden Valley Water Treatment Plant

Mr. Gustafson provides executive oversight and direct risk mitigation leadership for all civil, underground, concrete, and site infrastructure scopes. His role ensures constructability, safety performance, schedule certainty, and timely resolution of complex field conditions in alignment with Associated Engineering's design intent.

##### Professional Overview

Mr. Gustafson brings 28 years of comprehensive construction industry experience and serves as Principal and CEO of Sensibly Green Enterprises Ltd. His background spans residential, institutional, commercial, industrial, civil, oil & gas, and water/wastewater infrastructure, providing a broad and practical foundation for managing complex, multi-scope projects.

##### Relevant Project and Leadership Experience

Mr. Gustafson has held senior management responsibility on large and diverse projects, including institutional construction within active community environments such as the Eden Valley Head Start Early Learning Centre. Following the Slave Lake wildfires, he played a key leadership role in fire mitigation and recovery, managing residential rebuilds and industrial redevelopment projects on fully developed five-acre sites up to 20,000 sq. ft.

He was the sole private contractor retained by the Alberta Government to manage a large-scale flood mitigation and recovery program for a heavily impacted community. His transparent, systematic approach resulted in continued trust, allowing him to remain in place managing the program alongside a publicly traded U.S. firm. Since then, he has led flood and emergency response programs involving over 150 personnel and revenues exceeding \$8 million.

##### Technical and Sector-Specific Expertise

For over 18 years, Mr. Gustafson has operated a building science and structural remediation company supporting engineering firms on complex repair and rehabilitation works, including tanks, underground parkades, high-rise buildings, civil structures, foundations, and underground infrastructure.





He has over 19 years of experience in underground cast-in-place concrete for mining, water suppression, holding structures, and wastewater systems. Over the past 13 years, he has delivered more than \$20 million in private water and wastewater infrastructure and has been active for 14 years in municipal water services, high-risk utility work, and multi-kilometre design-build water main extensions across municipal, industrial, and oil & gas environments.

Mr. Gustafson has also completed more than 10 projects exceeding \$1 million in value for Bearspaw First Nation, reflecting a long-standing, trusted working relationship.

## **Organizational Capacity and Delivery Model**

As CEO of Sensibly Green Enterprises Ltd., Mr. Gustafson has built substantial in-house civil and underground capacity, including owned equipment, vehicles, tools, and crews capable of completing approximately 95% of project scopes internally. The company operates without equipment financing, maintains strong cash flow, and directly supports trade partners rather than functioning as a pass-through contractor.

Across multiple companies, Mr. Gustafson has grown and led teams exceeding 50 full-time employees, with project-based expansions over 100 personnel, while maintaining a highly efficient core team. His leadership philosophy emphasizes safety, productivity, schedule certainty, documentation discipline, effective communication, and practical use of local resources—capabilities directly aligned with the successful delivery of the Eden Valley Water Treatment Plant.

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## **Brandon Clague, Project Manager**

### **Role on Eden Valley Water Treatment Plant**

Mr. Clague leads the day-to-day project delivery for the Eden Valley Water Treatment Plant, with direct responsibility for technical risk management and commissioning readiness across all civil, mechanical, electrical, and process interfaces. His role ensures that Associated Engineering's design intent is executed safely, systems are integrated correctly, and the facility is delivered fully tested, operational, and compliant.

### **Professional Overview**

Mr. Clague brings 25 years of construction industry experience and serves as Project Manager for the Eden Valley Water Treatment Plant. He holds a Bachelor of Applied Science in Civil Engineering from the University of British Columbia (UBC) and is a Civil Engineering Technologist, combining strong academic credentials with extensive hands-on field and management experience. His background spans heavy civil, mining, industrial process, and infrastructure projects, providing a comprehensive foundation for managing complex, multi-discipline facilities.



## Relevant Project and Leadership Experience

Mr. Clague has held senior project leadership roles with direct responsibility for complex, high-value capital works. He has successfully managed capital programs exceeding \$100 million USD, led workforces of more than 400 personnel, and coordinated multidisciplinary teams across civil, mechanical, electrical, and process scopes.

## Major Project Experience

- **Lundin Gold – Fruta del Norte Project (Ecuador) | Technical Services & Surface Operations Manager (2015–2019)**  
Member of the senior management team on a \$700M USD gold mining project. Oversaw surface operations from design through construction and into operation, including camp water and wastewater systems, contact water management infrastructure, open pit quarry development, concrete and shotcrete plant construction and operations, and Tailings Storage Facility (TSF) infrastructure. This role required rigorous safety leadership, schedule discipline, regulatory compliance, and coordination across international engineering and construction teams.
- **Heidelberg Materials | Technical Services Manager (2013–2015)**  
Led process optimization and execution of multiple capital improvement projects ranging from \$0.3M to \$25M across Canada and the Northwestern United States. Worked directly with operations, financial leadership, and engineering teams to develop capital expenditure submissions, electrical and mechanical design integration, control narratives, and commissioning strategies.
- **Norda Stelo Consultants / CWA Engineers | Assistant Project Manager & Designer (2008–2013)**  
Supported technical planning and delivery of major industrial infrastructure projects, including the \$19.3M Spyhill Crush/Wash Plant, contributing to design development, constructability reviews, and execution planning.
- **Lafarge / Texada Mines | Engineering & Operations Support (2001–2008)**  
Supported delivery of major industrial assets including a \$30M Primary Crushing Plant and an \$18.5M Ship Loader, with responsibilities spanning concrete design and testing, controls narrative development, and operational training. Early career experience as an assay laboratory technician provided a strong foundation in material testing, quality control, and performance verification.

Mr. Clague's experience across the full project lifecycle—design support, construction execution, commissioning, and operations—provides exceptional value to water treatment plant delivery.

## Commissioning and Delivery Philosophy

Mr. Clague treats commissioning as a project phase that begins during construction planning rather than at project closeout. He leads commissioning readiness by embedding system verification, interface coordination, and testing requirements into daily construction activities. Mechanical, electrical, and process installations are sequenced to support progressive testing, early issue identification, and controlled start-up. This approach reduces rework, supports regulatory compliance, and ensures the Eden Valley Water Treatment Plant is delivered fully operational, documented, and ready for long-term service at handover.



Mr. Clague's leadership approach emphasizes planning accuracy, safety performance, interdisciplinary coordination, schedule reliability, and clear communication with clients, engineers, and stakeholders—capabilities that provide exceptional value to the successful delivery of the Eden Valley Water Treatment Plant.

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## 4. Project Team

The project team for the Eden Valley Water Treatment Plant is structured to provide direct leadership, continuity, and accountability throughout construction. Senior leadership is supported by experienced site-based personnel responsible for execution, quality, safety, and trade coordination.

### **Key Personnel**

#### **Colin Gustafson – Principal**

*(Refer to detailed profile above)*

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#### **Brandon Clague – Project Manager**

*(Refer to detailed profile above)*

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#### **Kyle Shaw – Site Foreman**

Kyle Shaw provides hands-on site leadership with a versatile background spanning civil construction and industrial electrical systems, enabling strong coordination across multiple disciplines on complex infrastructure projects.

He brings over 7 years of experience with a dedicated industrial electrical and controls contractor, where his work directly aligns with the control systems typical of modern water treatment facilities.

His experience includes:

- **Industrial Electrical & Controls:** Hands-on installation and wiring of Motor Control Centres (MCCs), Variable Frequency Drives (VFDs), substations, process valves, Programmable Logic Controllers (PLCs) and related instrumentation and control systems supporting automated plant operations.
- **Electrical Systems Coordination:** Background in power distribution and controls installation, supporting seamless integration of electrical infrastructure with mechanical process systems.
- **Civil & Waterworks Execution:** Direct involvement in installation of water and wastewater infrastructure, including trenching, pipe installation, and site services.
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- **Heavy Equipment Operations:** Skilled operator with a strong safety record, ensuring precise execution of excavation, grading, and earthworks activities.





Mr. Shaw's combined electrical controls and civil construction experience significantly reduces interface risk between underground services, electrical systems, and process equipment. His field-level understanding of MCCs, VFDs, substations, PLCs, and automated process components supports efficient sequencing, informed issue resolution, and commissioning readiness for the Eden Valley Water Treatment Plant.

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## **Jean Boisvenue – Site Services & Building Envelope Manager**

Jean Boisvenue serves as the Site Services Coordinator & Building Envelope Manager — Eden Valley WTP. Manage underground-to-building interface scopes, labour deployment, quality control, and schedule continuity across civil, structural, envelope, and finishing works to ensure dry-in, envelope performance, and smooth transition to commissioning.

His experience includes:

- **Service and Labour Manager — Sensibly Green Enterprises Ltd. (Underground Water Line Division)**  
Coordinates crews and service installations for buried infrastructure, enforces workmanship standards, and oversees critical buried service execution and quality controls.
  - **Trade Specialist and Installer**  
Certified spray foam installer, certified drywaller, and certified painter with extensive hands-on experience in timber and structural steel framing, insulation systems, air and vapour barriers, and exterior cladding assemblies.
  - **Integration Lead for Multi-trade Projects**  
Early identification and mitigation of interface risks between underground services, mechanical penetrations, structural systems, and envelope assemblies; drives cross-trade coordination to reduce rework and schedule delays.
  - **Finishing and Commissioning Readiness Manager**  
Oversees efficient execution of interior and exterior finishing scopes, enforces quality standards, and controls the transition from construction to commissioning to meet performance specifications.
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## Andrea Sproule – Safety Officer

Andrea Sproule leads on-site safety management and supports Sensibly Green's COR-certified safety program and AT audited safety program, ensuring compliance with legislative and contractual requirements. Mrs. Sproule brings over 20 years of office administration experience to the team.

Her experience includes:

- **Site Safety Leadership:** Conducting regular site audits, hazard assessments, and safety inspections.
- **Safety Coordination:** Supporting supervisors and trade partners with safe work planning, toolbox meetings, and corrective actions.

Ms. Sproule's presence reinforces a proactive safety culture focused on prevention, accountability, and maintaining a zero-harm work environment.

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## Adam Sproule – Fleet & Equipment Site Supervisor

Adam Sproule oversees fleet, equipment, and heavy-haul operations in support of Sensibly Green Enterprises Ltd.'s self-performed civil and underground scopes.

He brings over 10 years of experience as a Class 1 driver and has managed \$1 million+ site and underground infrastructure projects, providing strong operational control of equipment-intensive works.

His responsibilities include:

- **Fleet & Equipment Management:** Coordination, maintenance, and deployment of trucks, excavation equipment, and support machinery.
- **Heavy Haul & Logistics:** Safe operation and scheduling of material deliveries, equipment moves, and site logistics.
- **Support to Civil Execution:** Direct coordination with site supervision to ensure equipment availability aligns with sequencing and productivity requirements.

Mr. Sproule's role strengthens schedule reliability, cost control, and safety performance by ensuring that critical equipment and logistics are proactively managed on the Eden Valley Water Treatment Plant.

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## Rochelle Ear – Site Admin and Coordinator

Rochelle is a Multiskilled Site Coordinator who combines SAIT-certified heavy equipment operation with trade training in framing and electrical, fluent translation skills, and deep local First Nation cultural knowledge. She ensures clear communication between crews and community and anticipates risks to keep projects on schedule and culturally respectful.

Her experience includes:

- **Equipment operation:** Certified; proficient with excavators, loaders, dozer and compactors; strong safety record.
  - **Trade skills:** Trained in framing and basic electrical work; identifies and mitigates interface issues early.
  - **Cultural liaison:** Local First Nation knowledge; advises on customs, sacred-site awareness, and respectful engagement.
  - **Communication:** Fluent translator; facilitates meetings and clear consent between contractors and community members.
  - **Site coordination:** Manages daily crew movements, enforces standards, mentors operators, and supports smooth transitions to commissioning.
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## 5. Health, Safety, Environment (HSE) / Project Management / Quality Assurance / Quality Control (QA/QC)

### Health, Safety & Environment (HSE)

Sensibly Green Enterprises Ltd. operates with a safety-first mindset supported by a structured safety management system.

- COR Certified safety program
- Full Alberta WCB coverage
- Project-specific HSE plan and job hazard analyses
- Active site supervision and safety leadership
- Regular toolbox meetings and safety training
- Environmental protection measures for land and water resources
- **Environmental Construction Operations (ECO) Plan:** We implement rigorous siltation and erosion controls to prevent runoff into local water bodies, alongside strict secondary containment protocols for all equipment to eliminate the risk of soil or water contamination.
- **Resource Stewardship:** Our team is trained in the proactive management of land and water resources, ensuring that site grading, dewatering, and waste management activities fully comply with Alberta Environment and Protected Areas (EPA) regulations and community-specific requirements.

### Project Management System

Sensibly Green utilizes Fieldwire and proposes it as the primary project management engine to ensure the Eden Valley WTP is delivered with total transparency and technical precision. We utilize this platform for its superior field usability; it is an active tool used daily by our site leads and subcontractors to drive production and synchronize critical interfaces between civil, structural, mechanical, and electrical trades. This "single source of truth" allows for a collaborative environment where Owners and Engineers have real-time visibility into project progress, ensuring that information sharing is proactive and administrative silos are eliminated.

Our system is built on functional document control and a comprehensive QA/QC program to ensure every trade is built from the most current, approved engineered drawings. By digitizing high-stakes milestones—from pond liner weld testing to final mechanical commissioning—we create an indisputable, audit-ready as-built record that simplifies the review process and provides a reliable foundation for long-term asset management.





## Key Features & Benefits

- **Trade Interface Synchronization:** Manages precision hand-offs between trades, ensuring that structural, mechanical, and electrical components are perfectly aligned and conflict-free.
- **Centralized Document Control:** All RFIs, submittals, and revisions are managed digitally, ensuring the entire site team is working from the latest approved engineering sets.
- **Owner & Engineer Transparency:** Provides stakeholders with real-time access to progress photos, task status, and field reports, fostering a culture of accountability and proactive problem-solving.
- **Digital QA/QC & Testing:** Custom digital checklists for concrete pours, pressure tests, and electrical commissioning are geo-tagged and photo-documented to verify compliance with specifications.
- **Streamlined Reviews:** Simplifies the engineering review process by providing a clean, searchable history of all technical queries and site instructions.

## Quality Assurance / Quality Control (QA/QC)

Quality management is aligned with the engineered design and specifications prepared by Associated Engineering.

- Project-specific Quality Management Plan
- Inspection and Test Plans (ITPs)
- Material submittals, shop drawings, and approvals through the Engineer
- Coordinated inspections, testing, and documentation
- Support through commissioning, deficiency resolution, and turnover

Quality, safety, schedule, and commissioning risks are actively managed in alignment with the Risk Allocation & Leadership Matrix (Section 9), ensuring clear accountability and consistent oversight across all project disciplines.

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## 6. Financial & Legal Information

### Financial Capacity

**Sensibly Green Enterprises Ltd.** has the financial strength and capacity to successfully execute public infrastructure projects such as the Eden Valley Water Treatment Plant.

- Financial statements available upon request
- Bonding capacity for public-sector contracts
- Strong banking and surety relationships
- Ability to manage cash flow for multi-disciplinary infrastructure works

### Legal & Compliance

- Valid commercial registration and contractor licensing
  - Compliance with tax, labor, and statutory requirements
  - Insurance coverage suitable for public infrastructure projects, including:
    - Contractor's All Risk (CAR)
    - Professional and General Liability
    - WorkSafe / Workers' Compensation
-

## 7. Equipment & Resources

### Field Resources & Self-Performed Work

Sensibly Green Enterprises Ltd. self-performs key civil infrastructure scopes, enabling greater control over safety, quality, and schedule.

- Site preparation, excavation, and grading
- Trenching, backfill, and compaction
- Underground utility installation and restoration
- Concrete foundations, slabs, and site concrete

### Specialized Coordination Resources

- Mechanical process and piping coordination
  - Electrical and control systems interface oversight
  - Commissioning and startup readiness support
  - Established network of trusted subcontractors and suppliers
-

## 8. Sustainability, ESG & Local Content

### Environmental Responsibility

The Eden Valley Water Treatment Plant is a critical community asset. Sensibly Green Enterprises Ltd. is committed to protecting land, water, and surrounding environments through responsible construction practices.

- Erosion and sediment control
- Responsible material handling and waste management
- Protection of existing water resources
- Compliance with all environmental approvals and permits

### Local & Indigenous Participation

- Proven history of working within Bearspaw First Nation
- Engagement of local labor and businesses where feasible
- Respectful, transparent communication with community representatives
- Commitment to community-focused delivery and long-term value

### Governance & Ethics

- Ethical procurement and contract administration
  - Transparent reporting to the Client and Engineer
  - Full compliance with Associated Engineering's contract administration processes
-

## 9. Differentiators

- Proven working relationship with Bears paw First Nation and familiarity with community expectations
  - Hands-on involvement of senior leadership throughout the project
  - Small, agile team enabling rapid decision-making and responsiveness
  - Strong civil and water infrastructure self-performance capability
  - Practical, solution-driven approach to constructability challenges
  - Collaborative mindset aligned with consulting engineer-led delivery
-

## 10. Leadership Accountability Diagram

### Project Leadership & Accountability Flow

Bearspaw First Nation (Client) ↓ Associated Engineering (Engineer of Record / Contract Administrator) ↓

**Colin Gustafson – Principal / Executive Risk Lead**

- Civil, underground, concrete, and site infrastructure risk mitigation
- Constructability, sequencing, safety performance, and schedule certainty

↔ Direct coordination

**Brandon Clague – Project Manager / Technical & Commissioning Lead**

- Day-to-day delivery and technical risk management
- Mechanical, electrical, and process integration
- Commissioning readiness, testing, and turnover

↓ Site Supervision, Trade Partners, and Self-Performed Crews

This leadership structure ensures rapid decision-making, clear accountability, and effective coordination between the Client, Engineer, and construction team.

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## 11. Risk Allocation & Leadership Matrix

Project Risk Area	Leadership Accountability	Mitigation Approach
Civil & Underground Works	Colin Gustafson (Principal)	Direct oversight of constructability, sequencing, and self-performed works to control safety, quality, and schedule risk
Structural & Concrete Works	Colin Gustafson (Principal)	In-house concrete expertise, inspection control, and coordination with design intent
Mechanical & Process Integration	Brandon Clague (Project Manager)	Sequencing, interface management, and commissioning readiness across process systems
Electrical & Controls	Brandon Clague (Project Manager)	Coordination of power, controls, and startup sequencing to support safe commissioning
Safety & Environmental Compliance	Project Leadership Team	COR-based safety systems, proactive site leadership, and environmental protection measures
Schedule & Cost Control	Project Director / Project Manager	Detailed planning, progress tracking, recovery planning, and transparent reporting
Commissioning & Turnover	Brandon Clague (Project Manager)	Integrated testing, documentation, and handover aligned with operational requirements



Underground-to-Building Interfaces & Envelope Performance	Jean Boisvenue (Site Services & Building Envelope Manager)	Coordination of underground services, envelope systems, labour sequencing, and quality control to reduce interface risk and protect schedule
Field Execution & Utility Installation	Kyle Shaw (Site Foreman)	On-site leadership for civil works, electrical coordination, and utility installation to maintain safety, productivity, and commissioning readiness
Community & Stakeholder Coordination	Colin Gustafson / Project Manager	Direct communication with Bearspaw First Nation and Associated Engineering

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## 12. Conclusion

Sensibly Green Enterprises Ltd. brings proven water-infrastructure expertise, seasoned leadership, and a steadfast commitment to safety, quality, and community partnership. With disciplined project controls and hands-on technical capability, the company is prepared to deliver the Bearspaw First Nation — Eden Valley Water Treatment Plant in full accordance with Associated Engineering's design and specifications, while meeting the Client's expectations for long-term performance, reliability, and value.