



Company Profile

www.elementprojectservices.com

Company

Element Project Services (**EPS**) is a leading National Project Management consulting firm. With a commitment to service and effective management, we at EPS offer a full range of professional services. Our team of consultants can support your diverse projects from Pre-Project Planning to Commissioning.

EPS offers assistance in the detailed processes of project management: creating work breakdown structures and baseline control budgets, cost forecasts, cash flow analysis, quality control, planning, scheduling, estimating and change control management. We partner with you to achieve the desired output.

Mission

EPS will provide exceptional project management services to our clients and add value by being an integral partner, whose focus is on transparency and quality.

Vision

To be a leader in project management and a preferred vendor for our clients.

Core Values at EPS:

- Loyalty and Commitment
- Safety and Quality
 - Respect
 - Teamwork



Companies today are faced with global challenges such as increased competition, regulatory compliance, and price fluctuations. It requires experience, with a strategic and targeted plan to deliver exceptional results in cost control, quality and improved performance. With vast experience in variety of sectors we at EPS are dedicated to provide a complete package of project management services to meet the requirements of our clients.

Founders

Mark Oleniuk is a Registered Professional Engineer (P.Eng). Mark shares his extensive business acumen, technical skill set and entrepreneurial spirit to help develop future relationships. Mark's sound professional management and decision-making skills coupled with his integrity and his logical business decisions are just few characteristics that give EPS a leading edge. Mark has been involved with a variety of National, large and complex projects. His experience ranges from sustaining capital projects in the mining sector, to full scale new plant construction in the oil and gas industry. His wealth of project knowledge comes from nearly ten years of involvement in the project management sector.



Harpreet Singh is an experienced Project Controls professional. He has successfully implemented and utilized project control tools to monitor, appraise and forecast the cost and schedule of projects, during the design, procurement and construction stages. Harpreet specializes in partnering with large corporations and their internal management teams. The focus is to implement effective project control processes and procedures, in order to improve capital efficiencies. He has managed cost and schedule functions for various projects in the power, mining, and oil and gas industry. His experience in project controls enhances EPS' ability to customize their project delivery model to best suit their clients needs.

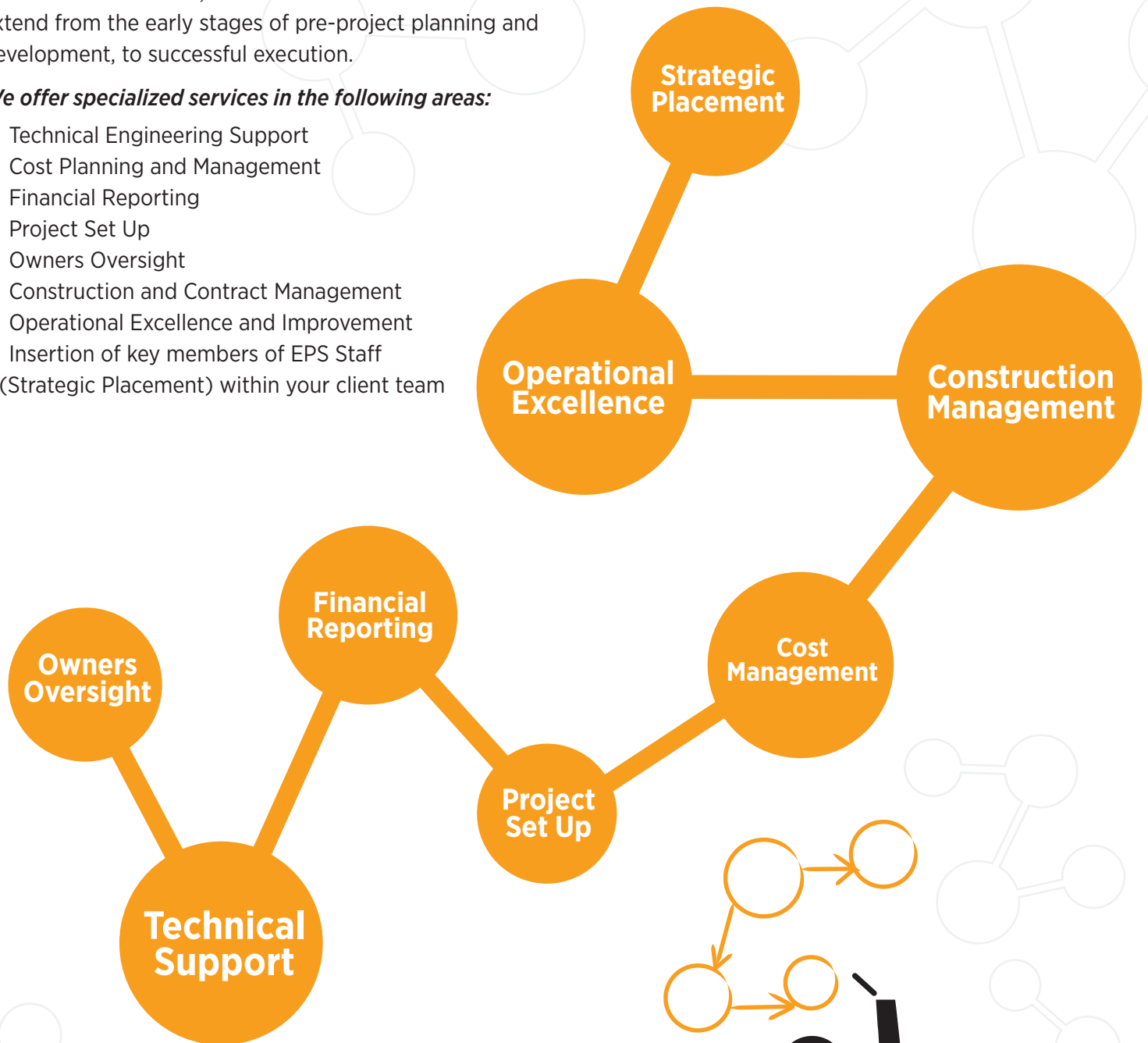


Services

EPS offers a wide range of services to improve project performance and cost effectiveness, to ensure our clients success. Our services extend from the early stages of pre-project planning and development, to successful execution.

We offer specialized services in the following areas:

- Technical Engineering Support
- Cost Planning and Management
- Financial Reporting
- Project Set Up
- Owners Oversight
- Construction and Contract Management
- Operational Excellence and Improvement
- Insertion of key members of EPS Staff (Strategic Placement) within your client team



We know you have many choices in this highly competitive world. "Competition is a powerful force, but not always a positive force". We are not vulnerable to competition, as we strive to keep ourselves different with passion and a strong focus.

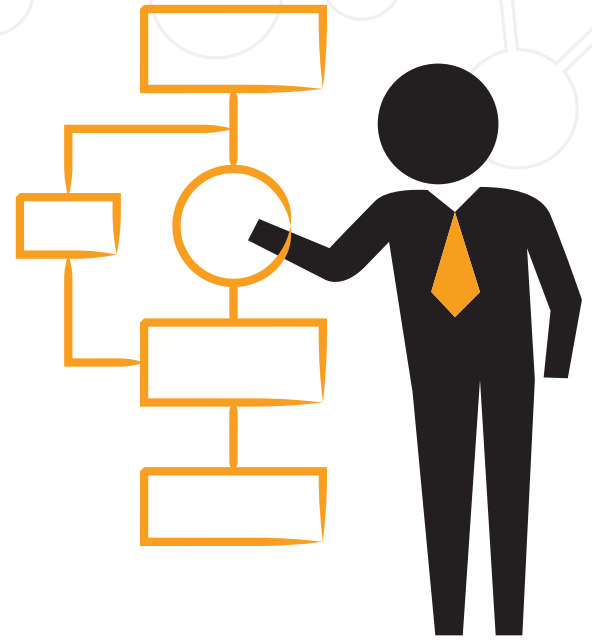


Objective

EPS strives to create a customer centric model and establish strong and lasting partnerships in a competitive market place. We understand that nourishing strong relationships is the key to success in the project world. Our goal is to build project teams that work in-house with our clients. Our ability to partner and integrate with our clients is what allows us to be successful, and what separates us from our competition.

One of our key focuses is to assist our clients on any site, by providing a full spectrum project team. Our professionals in the cost engineering, and construction management fields have vast experience within the Project and Construction environment.

Building and maintaining effective project groups is the number one goal of EPS. The success of EPS is directly related to the success of our clients. Our approach is to maintain a transparent working relationship, and become the preferred source for project services. With a proven track record, we are confident that with our innovative project approach, and highly skilled professionals, that the cost savings to our clients on their projects outweighs any fees associated with our services



“EPS management is always available to discuss our dynamic requirements. Once a thorough discussion and analysis of our situation was complete, EPS was able to help us fill several key roles. The EPS team came prepared, ready for work and very highly skilled. The implementation into our system was seamless and efficient from the onset. I have been extremely satisfied with all aspects of their performance and service. I will continue to use EPS on all of my projects.”

Element Project Services is committed to providing the highest quality service to our clients. We are looking forward to building a partnership with your team.

Kind Regards,

Element Project Services

Mark Oleniuk

Mark Oleniuk P.Eng

Harpreet Singh

Harpreet Singh

This document and its attachments as well as the information contained therein are confidential and may be protected by Element Project Service's intellectual property rights or any of its subsidiaries, affiliates or related companies. Such document, attachments and information are destined exclusively for the sole purpose of evaluating the document. Said document, attachments and information cannot be disclosed to third parties nor reproduced, utilized or disclosed, in whole or in part, for other purposes, subject to the terms and conditions of an eventual contract which may be entered into between Element Project Services or one of its subsidiaries, affiliates or related companies resulting from or arising out of this document.



element project services

We complete projects on time & within budget.

IS A FULL SERVICE PROJECT MANAGEMENT FIRM OFFERING A UNIQUE BUSINESS MODEL COMPRISED OF A LEAN, WELL-STRUCTURED TEAM TO TACKLE YOUR PROJECT NEEDS AT COMPETITIVE RATES

Our management team collectively offers over 30 years of experience managing projects with a variety of clients in commercial & industrial sectors.



WHERE WE ADD VALUE

DESIGN
DEVELOPMENT

PROJECT
MANAGEMENT

CONSTRUCTION
MANAGEMENT

STREAMLINED COMMUNICATION

We tap in to your team's core values and processes to create a well managed client relationship. Together, we will reduce the probability of design challenges.

COST & SCHEDULE CONTROL

For time and cost-efficient project delivery, we have our finger on the pulse ready to discover and eliminate organizational and monetary risks before they become an issue

DESIGN DEVELOPMENT

From constructability reviews, cost & schedule control measures, change management procedures down to audits, we strive to ensure creative, cost efficient designs are realized.

SPECIALIZATION

- Industrial & Infrastructure Development
- Corporate Offices, and Commercial Spaces
- Sustainable Design & Green Standards
- Planning & Design

SERVICES

- Rezoning Applications, Permitting
- Corporate, Retail & Restaurant Design
- Concept Options & Maximum Best Use Design
- Pricing Drawings and Bidding Services
- Construction Strategy
- Facilities Management

EPS Toronto Office

21R Atlantic Ave

Toronto, ON M6K 3E7

www.elementprojectservices.com

FOLLOW US | @elementprojectservices @EPSelement

What We Offer

Cost Reduction

Reducing material and resource costs by working in conjunction with the engineering and design team's initiatives

High-level technical support

From constructability reviews, cost & schedule control measures, change management procedures down to compliance audits

Streamlined Communication

By actively reducing the probability of design challenges, EPS ensures a smoother production process and reduced cost

Project Management Expertise

Our management team collectively offers over 30 years of experience managing industrial projects with blue chip clients in both commercial & industrial sectors

Where We Add Value

Simplicity

We offer a unique business model comprised of a lean, well-structured team to tackle your project needs at reduced rates

Integration

As your partner in the project & construction management process, EPS has the tools and know-how to mitigate and manage your needs on site and in the boardroom

Efficiency

We have our finger on the pulse ready to discover and eliminate organizational and monetary risks before they become an issue

Transparency

We don't stop at simply understanding the scope of a project, but your team's core values and processes to build a multi-faceted client relationship

Design Development

We strive to ensure creative, cost efficient designs are realized.

Cost Control

Eliminating communication barriers between key stakeholders to ensure a productive, cost-efficient project delivery.

Element Project Services

Your Preferred Source for Project Delivery

Construction Management

We adapt to any situation to find innovative solutions for even the most unexpected issues.

Planning and Scheduling

Acting as an integral part of the pre-planning to post-project analysis stages of your project.



Executive Summary

Element Project Services (EPS) has considerable experience delivering services to clients within the commercial/retail space. The focus at EPS is on delivering consistent professional services, streamlining the design development and execution process, and providing time and cost savings. Our team of experienced professionals provide oversight and ensure that you are successful in achieving your project goals. Our industry and market knowledge enables us to seamlessly navigate local requirements based on our extensive project experience.

Relevant Project Experience

1. Technical Building Projects

- Residential building and service facilities
 - Modular and conventional construction
- Excavation and underground digging services
- Industrial buildings and plants in remote, minimal infrastructure areas
- Commercial buildings including 30+ major franchise restaurants



2. Government Building Projects

- City of Ottawa (ON, Canada)
 - Vendor of record for professional infrastructure design services program for architectural, construction and sustainability work
- Housing Services Corporation (ON, Canada)
 - Renovations and upgrades in the housing sector in the Province of Ontario



3. Infrastructure Services

- Electrical transformation of substation and distribution
- Construction and maintenance of networks of roadways with varying topography
- Storm water management
- Waste water treatment and distribution systems
- Potable water treatment and distribution systems



Scope of Services

Presented below is a typical project management life cycle within EPS delivery model. Aspects of this project management life cycle would be utilized in the execution of projects across Canada.

INITIATE	PLAN	CONSTRUCT	CLOSE-OUT
Transition project knowledge	Charter schedule & budget	Prepare & administer vendor RFP & bidding	Reconciliation of project cost
Verify project funding & approval	Procurement strategy	Monitor and control overall scope & budget	Client satisfaction survey & review
Negotiate EPS & Client agreement	Risk and value management strategy	Communicate project status reports	Prepare case study
	Design & approve charter, schedule & budget	Process invoice packages & payment	Approve close completion

Want to know more about what we can do for you? Visit us at www.elementprojectservices.com



Element Project Services

Project Experience References

Element Project Services (EPS) has built strong, collaborative relationships with clients including Cameco Corporation, North Rim Exploration Limited, Tim Hortons and The Mosaic Company among others. Our team adds value by acting as an integral, transparent partner in all project stages. EPS focuses on providing exceptional quality control, construction and project management services to clients. We harness our client's initiative and drive projects to completion. As EPS expands into the Ontario market, it continues to maintain a strong presence in Saskatchewan supporting our clients with both sustaining and new capital project execution.

Key involvement with a full complement and/or aspect of our project and construction management services is inclusive of, but not limited to the information outlined below

PROJECT EXAMPLE #1

Project Title:

Husky Sunrise OTSG installation

Client Name & Location:

Husky Energy, Fort McMurray, Alberta

Project Details:

18 months ~ \$30 million

Project Objective:

A greenfield plant construction project. The scope included installation of 10 Once Through Steam Generators (OTSG), and associated piping/infrastructure, critical to operation of the plant and In-site oil recovery.

EPS Involvement:

EPS was responsible for overall project and construction management for the project. Contracts administration, cost control, change management and scheduling all fell under the direction of EPS staff. The project was initiated with a \$10M budget, and through effective execution, the project budget increased to include an additional \$20M in scope.

PROJECT EXAMPLE #2

Project Title:

Redevelopment of Tim Hortons Restaurant #1

Client Name & Location:

The TDL Group Corp. Oakville, Ontario

Project Details:

8 months ~ \$4 million

Project Objective:

Demolition of the original restaurant and two adjoining residential buildings, and redeveloping the project site to house a new multi-level 5,100 ft² restaurant complex complete with a dedicated 2nd floor dining area showcasing the rich history of the Tim Hortons restaurant franchise as part of its 50th Anniversary celebration.

EPS Involvement:

EPS was responsible for overall Project Management from concept to completion. Coordination of design team, liaising with city planning officials, and management of site contractors

PROJECT EXAMPLE #3

Project Title:

Multiuse Medical Facility

Client Name & Location:

Milton

Project Details:

24 months ~ \$10 million

Current status – SP Development with 2018 Q3 construction

Project Objective:

Developing 24000 ft² project site to house retail, offices and Medical clinic with underground parking

EPS Involvement:

EPS is responsible for overall Project Management from concept to completion. Coordination of design team, liaise with city authorities, management of site contractors, project tracking and reporting in terms of cost and schedule

PROJECT EXAMPLE #4

Project Title:

Montessori School

Client Name & Location:

Silver Maple Montessori

Project Details:

6 months ~ \$600K

Current status – Under construction with November 2017 completion

Project Objective:

Redevelop Heritage listed 2.5 storey building to a Montessori school

EPS Involvement:

EPS is responsible for overall Project and Construction Management from feasibility to completion. Managing design team and other stakeholders, project status reporting, overall project cost and schedule control, facilitating construction execution

PROJECT EXAMPLE #5

Project Title:

Permanent Camp Accommodation Facility Expansion

Client Name & Location:

Cameco Corporation, Saskatoon, Saskatchewan

Project Details:

29 months ~ \$56 million

Project Objective:

Addition of 2 wing multi-level 252 suites with utility rooms and common areas (approximately 4,000m² to the existing camp accommodation facility). The expansion included doubling the size of the kitchen and dining area, demolition and reconfiguration of impacted adjoining common areas within the existing facility as well as the upgrade of supporting infrastructure.

EPS Involvement:

EPS provided Project Management oversight, Cost Control, and planning scheduling support from feasibility to completion. EPS project management coordinated site subcontractors, stakeholder reporting, and overall cost/schedule control for the project.

PROJECT EXAMPLE #6

Project Title:

FCCU Cyclone Replacement

Client Name & Location:

Imperial Oil Refinery, Nanticoke

Project Details:

12 months ~ \$45 million

Project Objective:

To remove and replace FCC regenerator heads with cyclones at the refinery during a limited time turnaround.

EPS Involvement:

EPS provided project oversight, cost control and scheduling services. Worked with engineering and construction contractors to plan budget and pre-plan scheduling to overcome tight space limitations and clearances during construction.

PROJECT EXAMPLE #7

Project Title:

Mintex Screen Replacements & Coarse Crushing circuit install

Client Name & Location:

Mosaic Potash, Belle Plaine, Saskatchewan

Project Details:

12 months ~ \$7 million

Project Objective:

Design and install new screening circuit to increase the Process Plant ore tonnage throughput capacity and improve equipment life. Secondly to, eliminate an existing product line by integrating a newly redesigned crushing circuit with specialized equipment into the process line. The output material was then recycled into other existing product streams.

The project challenges included extremely tight working conditions and clearances, while maintaining full production of the operating plant. A phased approach was required in order to commission each new piece of equipment and remove existing decaying infrastructure.

EPS Involvement:

EPS was commissioned to lead the completion of the circuit, and develop a unique constructability approach in order to successfully install the new equipment. Construction management, Cost and schedule control were under the supervision of EPS.

PROJECT EXAMPLE #8

Project Title:

Tim Hortons Restaurant renovations

Client Name & Location:

Tim Hortons

Project Details:

Project duration ranging from 2 to 4 months with 25+ completed in the last two years totalling approximately \$3.7 million

Project Objective:

Renovate the existing restaurants to meet latest Tim Hortons standards and brand features including interior finishes and exterior elevation changes

EPS Involvement:

EPS was responsible for overall Project Management from design development to project closeout. Facilitate optimized design, construction tender and bid evaluation with tender award recommendation, facilitate construction execution with minimum impact on operations

PROJECT EXAMPLE #9

Project Title:

Tim Hortons New Restaurant Developments

Client Name & Location:

Tim Hortons

Project Details:

Project duration ranging from 6 to 8 months with 5+ completed in last two years totalling approximately ~ \$4 million

Project type: Full turnkey and half turnkey

Project Objective:

Construct Tim Hortons New Store Developments including inline models and standalone with drive thru models to Tim Hortons brand standards

EPS Involvement:

EPS was responsible for overall Project Management from design development to project closeout. Establish scope, budget, schedule and execution strategy. Facilitate appointment of design consultants, coordinate with design team and other stakeholders to finalize the design, liaise with design and planning consultants for Building permit and Site plan approval, construction tender and bid evaluation with tender award recommendation, construction execution and restaurant turnover to operations

PROJECT EXAMPLE #10

Project Title:

Scissors Creek Freeze Hole Abandonment

Client Name & Location:

Potash Corporation of Saskatchewan – North Rim Exploration Limited. Saskatoon, Saskatchewan

Project Details:

6 months ~ \$2 million

Project Objective:

Use approved innovative technologies and services to safely decommission and abandon deep freeze hole in order to protect the environment and fulfill mandatory national and international regulatory requirements as well as international regulation

EPS Involvement:

EPS provided project oversight, cost control and scheduling services in partnership with North Rim. Contracts administration, and client reporting also fell under the direction of EPS. The time sensitive schedule required daily updates and management in order to complete the project on time, and within budget.