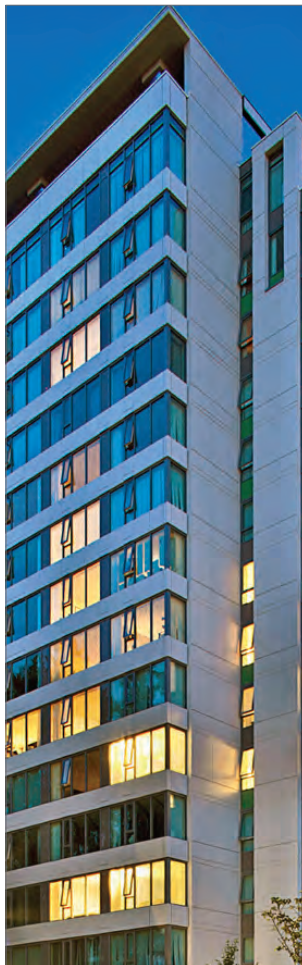
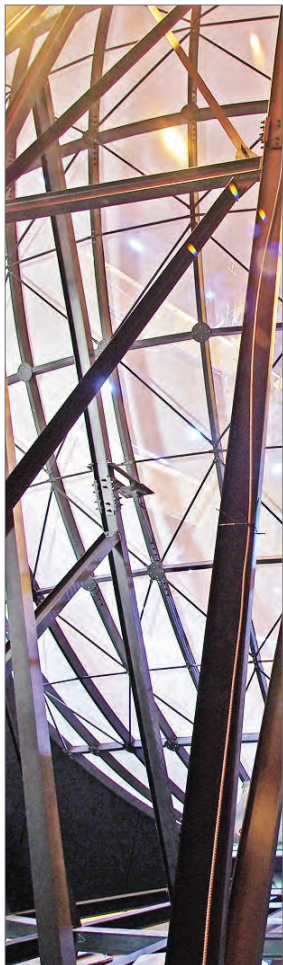
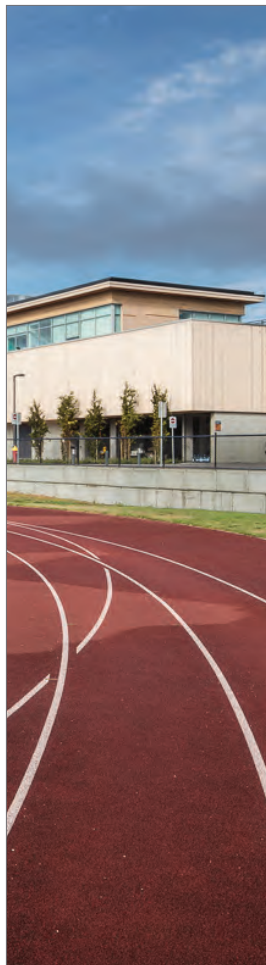




# SYNCRA

## CONSTRUCTION



Syncra Construction is a client-focused firm with a strong and knowledgeable team. Established in 2005, our portfolio exemplifies a unique and diverse selection of high profile landmark buildings.

**Clients appreciate that we manage projects with flexibility and a passion for success. We take things personally, and that's a good thing - it's what makes us different. For each and every project, clients can expect that we will:**

- > bring diversity of experience;
- > think openly and creatively;
- > provide accurate budgets, scheduling, and reporting; and
- > above all, ensure your project is successful.

**Syncra provides a level of communication that eliminates surprises for our clients through accurate budgets, strong reporting, and regular trades meetings.**

“We were very impressed by the construction management services provided by Syncra ... Their level of commitment towards a successful project was exceptional, as was their active contribution towards managing a very tight budget and schedule with a myriad of construction coordination complexities.”

- Alex Percy, Acton Ostry Architects Inc.  
in reference to UBC National Soccer Development Centre

# ABOUT US

**Our mission is to build landmark projects and exceptional teams.  
We Do It Better.**

## OUR CORE VALUES

### **Knowledgeable & Professional**

We create quality with our depth of experience, training and continuous education. We respect our clients, consultants and trade contractors with a thoughtful and detailed approach.

### **Adaptable & Collaborative**

We are committed to innovation and flexibility in our approach by quickly addressing problems and transforming them into opportunities. We achieve our best results by combining our strengths and skills.

### **Driven & Straight Forward**

We are self-motivated and hardworking. We do what we say we are going to do.

“Our organization continues to be impressed with the quality of workmanship and the extraordinary effort from Syncra personnel in ensuring successful projects ... We continue to have confidence in Syncra and their commitment to representing UBCPT’s best interest in their role as agent on our projects.”

- Dave Poettcker, UBC Properties Trust

# LEADERSHIP

Our clients have the assurance that one of our leaders is always directly involved in their project.



**JOHN POLGLASE**  
PRESIDENT

John is Syncra's founder and President, who is actively involved in all aspects of the business, and has over 25 years of local construction experience. Prior to starting Syncra, John worked on several prominent projects including time with a leading local development firm.



**MARC WILLIAMS, P.Eng.**  
VICE PRESIDENT OPERATIONS

Marc's combined experience as an engineer and a construction manager on industrial buildings, luxury high-rise condominiums, mixed-use complexes and hotels, enables him to understand potential risk, lead teams, and establish systems for a successful outcome.



**PETER ROSENRAUCH, GSC**  
MANAGER OF PRE-CONSTRUCTION

During his career, Peter has worked on numerous high-profile residential and commercial developments in the Lower Mainland. In his role as a Manager of Pre-Construction, Peter is instrumental to building strong and lasting relationships with clients and trade partners.



**REKHA SINGH, CPA, CGA**  
CONTROLLER

Rekha is the Corporate Controller at Syncra Construction and oversees accounting, administration, and human resources. She has been instrumental in establishing strong project cost accounting and financial controls in the company.





Musqueam Cultural Pavilion



# SERVICES

Syncra Construction provides pre-construction, construction management, and general contracting services.



## PRE-CONSTRUCTION

The most successful projects require early involvement to provide value engineering, initial scheduling, and construction cost budgeting. Time and effort spent by the construction management team in the initial pre-planning and design phase of a project is very valuable. We are often able to solve challenges before they become problems during the construction stage.

Our job will include:

- > Attending development meetings and providing feedback
- > Developing the construction budget at required stages
- > Providing value engineering
- > Developing a construction schedule
- > Providing a construction cash flow projection

“Syncra’s focus on delivering value has helped this privately funded project realize its vision, without sacrificing quality. It is not often that I can say that all design elements of a project have been realized and even more impressively, within the schedule.”

– Daniel Philippot, Hughes Condon Marler Architects  
in reference to UBC Robert H. Lee Alumni Centre



## CONSTRUCTION MANAGEMENT

Many of our clients prefer a construction management contract arrangement. This typically gives the owner the option to begin a project before design documents are complete. This method also increases design flexibility through the construction phase and staged tendering to control individual parts of the construction budget. In a construction management system, Syncra engages as the agent acting on behalf of the client to oversee and supervise the complete construction process from pre-construction through to project completion. Our service closely resembles the benefits of an in-house construction team. Syncra leads, facilitates, and coordinates the entire construction process between the consultants, sub-trades, and suppliers on behalf of and at the sole discretion of the client.

### Our job will include:

- > Budget preparation, cost control, and full project accounting
- > Tendering with complete and carefully prepared scopes of work
- > Subcontract negotiation, award, and administration
- > Scheduling control and sequencing of all construction activities
- > Site set up, complete supervision, and coordination of site work
- > Site safety control and enforcement
- > Project close-out documentation collection, control, and submittal





## GENERAL CONTRACTING

Syncra provides full construction services in the more traditional role as General Contractor. We prepare a detailed estimate and tender in strict accordance with the design drawings and specifications prepared by the Architect and Consultants. Clients are provided a fixed price for the complete construction of the project. As the General Contractor, Syncra is responsible for delivering the entire construction of the project for the agreed upon price and schedule, barring any changes being made to the design and specifications. This provides the client the advantage of shifting construction cost risks to the General Contractor.

### Our job will include:

- > Responsibility for all construction related costs
- > Site set up, complete supervision, and coordination of the site work
- > Scheduling control and sequencing of all construction activities
- > Procurement of all sub-trade and supplier contracts
- > Site safety control and enforcement
- > Project close out documentation collection, control, and submittal



"Syncra's approach has always been attentive and their advice - helpful. Whether it be budgeting, scheduling, tendering or site supervision; they are professional and reliable. On our Levo towers in Coquitlam, we brought Syncra on board early in the process, and I am very pleased with the results."

- Robert Tombs, Unimet

# MULTI-FAMILY RESIDENTIAL



THE KIRKLAND

Located on historic heritage site of Kirkland Metal Shop in Vancouver Kerrisdale neighbourhood, this concrete low-rise includes 20 luxury homes with modern elegant design and spacious layout, and a commercial unit. The striking façade of the 1920s structure will be preserved and revitalized.

**Location** Vancouver  
**Client** The Bogner Group  
**Architect** Rositch Hemphill Architects  
**Status** Under Construction  
**Budget** \$13M



THE STANTON

This 30,000 SF concrete mixed-use development includes 17 high-end residential units, four ground level commercial spaces and two levels of underground parkade. The building is to be constructed to follow LEED® Gold requirements.

**Location** Vancouver  
**Client** Landmark Premier Properties  
**Architect** Rositch Hemphill Architects  
**Status** Under Construction  
**Budget** \$12M



ENGLISH BAY RESIDENCES

This tower features 157 rental suites and ground-floor retail spaces over 6-level underground parkade. This is a new 23-storey mixed-use high-rise development with 131,000 SF of residential and commercial spaces.

**Location** Vancouver  
**Client** Larco Investments Ltd.  
**Architect** DA Architects+Planners  
**Status** Under Construction  
**Budget** \$35M



VANTAGE

This 6-storey mixed-use development consists of 73 market units in 4-level wood-frame over one level concrete commercial space and parkade. The suites are to be finished to high level with standard quartz countertops, tile backsplashes, laminate floors, and stainless steel appliances.

**Location** Squamish  
**Clients** Epix Development & Accorde Properties  
**Architect** Taylor Kurtz Architecture+Design Inc.  
**Status** Under Construction  
**Budget** \$20M



GATEWAY RESIDENCES (PARK ROYAL)

This is a mixed-use development that is comprised of two concrete towers - 12-storey and 14-storey - on a 3-level underground parkade. The project consists of 203 residential units and a level of commercial retail space in each tower.

**Location** West Vancouver  
**Client** Larco Investments Ltd.  
**Architects** DIALOG & DA Architects+Planners  
**Status** Under Construction  
**Budget** \$90M



THE WINDSOR

This project includes two concrete buildings, a 12-storey tower and a 5-level low-rise, atop three levels of underground parkade. The Windsor consists of 132 residential units combined with the ground level commercial space. The building is to be constructed to follow LEED® Gold requirements.

**Location** Vancouver  
**Client** Imani Development  
**Architect** IBI Group  
**Status** Under Construction  
**Budget** \$45M



7151 VICTORIA DRIVE

This is a 4-storey mixed-use development in the South Vancouver neighbourhood. Building consists of 25 residential market rental units and one level of commercial retail space.

**Location** Vancouver  
**Client** Prospero International Realty  
**Architect** GBL Architects  
**Status** Under Construction  
**Budget** \$7.6M



PARK HOUSE

The development involves two nearly identical 6-storey buildings in the desirable south Cambie corridor. Each building is a concrete structure with 43 residential market units and two levels of shared underground parkade. Park House will be built to meet LEED® Gold requirements.

**Location** Vancouver  
**Client** Vantac Holdings  
**Architect** Franci Architecture  
**Status** Under Construction  
**Budget** \$36M



22TERRACE

This 6-storey wood-frame mixed-use development is located in the Renfrew-Collingwood neighbourhood and includes 98 residential rental units, ground floor commercial space and two levels of underground parkade.

**Location** Vancouver  
**Client** Hanbu Enterprises  
**Architect** GBL Architects  
**Status** Pre-Construction  
**Budget** \$27M









PARADIGM

This is a 6-storey low-midrise residential development along the Cambie corridor in Vancouver. The project consists of 64 residential units.

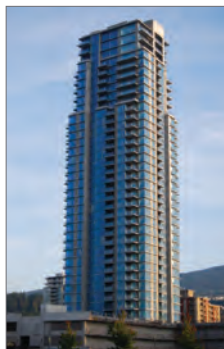
**Location** Vancouver  
**Client** Pennyfarthing Development  
**Architect** Raymond Letkeman Architects Inc.  
**Status** Pre-Construction  
**Budget** TBA



LEVO

A 37-storey residential tower atop a four level parkade. Amenities include a green rooftop garden space and water feature. This project was completed under budget, two months ahead of schedule and with an average of less than three deficiencies noted at purchaser walk-throughs.

**Location** Coquitlam  
**Client** Unimet  
**Architect** Bernard Decosse Architecture  
**Status** Completed February 2010  
**Budget** \$55M



Photographer: Robert Stefanowicz

SEQUEL ON ROYAL OAK

This is a 45-unit wood-frame mixed-use development with the suites finished to a high level with standard quartz countertops, laminate floors, and stainless steel appliances.

**Location** Burnaby  
**Client** Decorus Developments Inc.  
**Architect** Wilson Chang Architect Inc.  
**Status** Completed January 2015  
**Budget** \$8.2M



DESTINY<sup>2</sup>

This is the second phase of the Destiny at Ravenwoods in North Vancouver, designed by the same architect. 5-storey multifamily development ties into the parkade of Destiny 1 building and includes 90 residential units and a stunning waterfeature.

**Location** North Vancouver  
**Client** Takaya Developments & Aquilini  
**Architect** Bingham Hill Architects  
**Status** Completed July 2017  
**Budget** \$22.5M



ALBERT BLOCK

This 9-storey rental building in historic Chinatown features a unique hybrid structural system with prefabricated loan bearing interior and exterior wall panels, structural metal deck and reinforced concrete. It includes 40 micro-units, a main floor commercial space and a rooftop garden.

**Location** Vancouver  
**Client** East Georgia Development LP  
**Architect** Gair Williamson Architects  
**Status** Completed February 2018  
**Budget** \$8M



THE BROWNSTONES

A boutique collection of 16 family townhomes just steps way from Kingscrest Park, Vancouver. Two- and three bedroom crafted homes featuring bright open interiors, chefs kitchens and private attached garages.

**Location** Vancouver  
**Client** EPIX Developments Ltd.  
**Architect** Stuart Howard Architects Inc.  
**Status** Completed August 2017  
**Budget** \$4.8M



Photographer: Robert Stefanowicz

## VISTA POINT

This is 14-storey, 107-unit, concrete high-rise market rental building that includes a 2,500 SF daycare space and was designed and constructed to UBC's REAP (Residential Environmental Assessment Program) Gold standard, equivalent to LEED® Gold. The site has impressive landscaping which features a rain garden that collects rooftop water via an above grade runnel.

**Location** Vancouver  
**Client** UBC Properties Trust  
**Architect** Buttjes Architecture Inc.  
**Status** Completed October 2013  
**Budget** \$20M



## BURLEIGH WALK

This 115 unit wood-frame residential project features two buildings atop a common parkade, sharing a common lobby entrance. There was extensive ground work prior to construction including rapid impact compaction and the revitalization of the adjacent salmon-bearing Maple Creek.

**Location** Port Coquitlam  
**Client** Unimet  
**Architect** Bernard Decosse Architect  
**Status** Completed 2013  
**Budget** \$17M





# COMMERCIAL



UBC BOOKSTORE

A renovation to the existing UBC Bookstore and a 6,000 SF addition that includes a café.

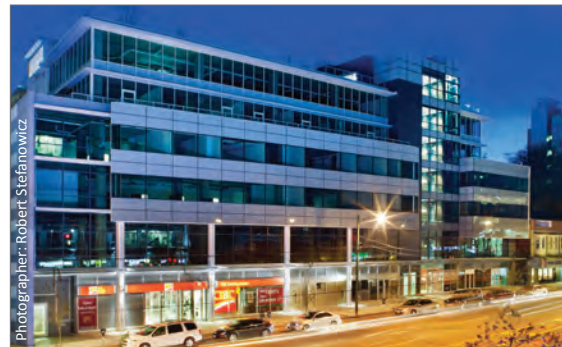
**Location** Vancouver  
**Client** UBC Properties Trust  
**Architect** McFarlane Biggar Architects & Designers  
**Status** Completed July 2014  
**Budget** \$6.7M



FLY OVER CANADA

An extensive renovation of the IMAX theatre to accommodate a new I-Ride amusement attraction. Construction consisted of new exterior entrances of steel and glass structures. Interior construction of structural steel and concrete theatre floor, and presentation spaces.

**Location** Vancouver  
**Client** Soaring Attractions LLP  
**Architect** Burrowes Huggins Architects  
**Status** Completed July 2013  
**Budget** \$5.1M



NEELU BACHRA CENTRE

This 7-storey 120,000 SF office and retail LEED® Silver Certified building in central Vancouver is a concrete structure with four levels of underground parkade. The exterior cladding is curtain wall glazing and metal panels.

**Location** Vancouver  
**Client** Orca West Developments  
**Architect** Studio One Architecture  
**Status** Completed September 2014  
**Budget** \$21M







CLOVERDALE CROSSING, LONDON DRUGS

This is a 35,000 SF commercial retail building and London Drugs tenant improvement: structural steel and wood frame construction.

**Location** Surrey  
**Client** Richmond Holdings Ltd.  
**Architect** The Abbarch Partnership Architects  
**Status** Completed September 2007



PETSMART STORE

This PetSmart store is located on the ground level of Maynards Block in Vancouver. Total square footage of the store is approximately 10,000 SF. Work performed by Syncra included interior alterations for tenant improvement in the existing retail space - in this Municipally Designated Heritage "B" Building.

**Location** Vancouver  
**Client** Aquilini Properties LP  
**Architect** David C. Norback  
**Status** Completed Spring 2015



THE BEST BUY CLUB

This 2-level 8,800 SF space features a contemporary full-service lounge and 179 premier club seats. The project consisted of demolition of the existing broadcast centre. New construction included an additional main floor structure with full-size commercial kitchen, washrooms, and a steel mezzanine viewing level.

**Location** GM Place, Vancouver  
**Client** Aquilini Investment Group  
**Architect** Rossetti Architecture  
**Status** Completed November 2009

"Syncra Construction demonstrated that their supervisors and crews have the required capability to mobilize quickly and complete all tasks in a timely and professional manner. This project had multiple stakeholders with extremely high standards and as with every project, there were challenges and turbulence which were addressed with change agility and professionalism."

- Rachel Lewis, Vancouver Whitecaps FC  
in reference to UBC National Soccer Development Centre

# INSTITUTIONAL



Photo credit to Fast + Epp

## TSLEIL-WAUTUTH NATION ADMINISTRATION AND HEALTH CENTRE

Beautiful TWN Admin & Health Centre serves as a hub of the community's administration, health, education, governance functions, social services, cultural engagement, security and commercial functions to preserve official records and a significant collection of historical artifacts.

**Location** North Vancouver  
**Client** Tsleil-Waututh First Nation  
**Architect** Lubor Trubka Associates Architects  
**Status** Completed February 2019  
**Budget** \$14M



## MUSQUEAM COMMUNITY CENTRE

A design-build project for the Musqueam First Nation. This complex is 31,000 SF and includes a gymnasium, fitness centre, commercial kitchen, classrooms and administration offices.

**Award received** - Silver award winner in the VRCA 2012 Awards of Excellence in the category General Contractor under \$15 million.

**Location** Vancouver  
**Client** Aquilini Development/Musqueam Nation  
**Architect** Burrowes Huggins Architects  
**Status** Completed March 2012



## MUSQUEAM CULTURAL PAVILION

A portion of this building was the Four Host Nations Pavilion during the 2010 Winter Olympics. A 5,000 SF timber-frame and glass addition was added to the reconstructed Pavilion. The facility houses cultural artifacts and is a gathering place for the community.

**Location** Vancouver  
**Client** Aquilini Development/Musqueam Nation  
**Architect** B+H Bunting Coady & Dialog  
**Status** Completed May 2011  
**Budget** \$11.5M (Community Centre+Pavillion)



Photographer: Edward Chang



Photographer: Don Erhardt

## UBC ROBERT H. LEE ALUMNI CENTRE

This 4-storey, 40,000 SF LEED® Gold Certified building features a concrete, steel, and glass façade. It is a house to the UBC Board of Governors meeting hall, reception and banquet facilities, social connection and networking spaces, a small café, offices, and meeting areas.

**Awards received:** Ontario Architecture Association 2016 Design Excellence Award; BC UDI Award of Excellence (Institutional Category); Lieutenant Governor of British Columbia Awards in Architecture – Merit.

**Location** Vancouver

**Client** UBC Properties Trust

**Architect** KPMB Architects & Hughes Condon Marler Architects

**Status** Completed June 2015

**Budget** \$14.5M



## UBC NATIONAL SOCCER DEVELOPMENT CENTRE

A 36,000 SF world class training facility to be shared by Vancouver Whitecaps FC, the university and community. The Centre is built to meet LEED® Gold Certification requirements.

**Location** Vancouver

**Client** UBC Properties Trust

**Architect** Acton Ostry Architects Inc.

**Status** Completed June 2017

**Budget** \$12M





## UBC CENTRE FOR COMPARATIVE MEDICINE

This is a 60,000 SF high tech research and laboratory facility located at South Campus. The single storey structure consists mainly of concrete, masonry block, and steel with curtain wall glazing. This project consisted of extensive and complex mechanical and electrical systems to support the medical lab components and equipment required.

**Award received** - Award of Excellence from the Masonry Institute of BC.

**Location** Vancouver  
**Client** UBC Properties Trust  
**Architect** Dialog & Public Architecture  
**Status** Completed Fall 2011  
**Budget** \$23M



Photographer: Martin Knowles

## UBC ENGINEERING STUDENT CENTRE

This open spaced 10,000 SF LEED® Gold Certified multi-purpose meeting facility is a social gathering place for the UBC engineering students. The structure is comprised of primarily wood frame and composite wood panel together with steel and concrete.

**Location** UBC, Vancouver  
**Client** UBC Properties Trust  
**Architect** Urban Arts Architecture  
**Status** Completed September 2015  
**Budget** \$4.3M



MAIN MALL PUBLIC REALM

The challenging 136,000 SF site is in the heart of the new pedestrian-oriented campus core, with civil, paving, and landscaping upgrades accomplished while maintaining continuous public access to all surrounding buildings and on-going events. The project included utility upgrades and complete demolition and re-grading of the entire site and building entries.

**Location** Vancouver  
**Client** UBC Properties Trust  
**Landscape** Phillips Farevaag Smallerberg  
**Civil** CORE Group Consultants  
**Status** Completed October 2011



UBC UNIVERSITY BLVD PUBLIC REALM

Repaving and landscape renewal for the central portion of University Boulevard at UBC. The main focal points of the project are the large circular concrete central water fountain and the architectural concrete and stainless steel cascading water feature.

**Location** UBC, Vancouver  
**Client** UBC Properties Trust  
**Architect** Phillips Farevaag Smallerberg  
**Status** Completed January 2013



MUSQUEAM WELCOME POST

On this unique project, Syncra Construction co-ordinated drawings with landscape, structural, electrical and Geo-technical consultants for the installation of the Musqueam Post within the Water Feature completed by Syncra in 2012. Post was dedicated in April 2016 as a part of UBC100 - UBC Centennial Celebrations.

**Location** Vancouver  
**Client** UBC Project Services  
**Architect** PFS Studios  
**Status** Completed April 2016



ST. PAUL'S INDIAN CATHOLIC CHURCH

All of the preservation, rehabilitation and restoration work was done in such a manner as to preserve the historical authenticity and integrity of the church. All of the work has been reviewed to be consistent with the Standards and Guidelines for the Conservation of Historic Places.

**Award received** - BC Heritage Outstanding Achievement 2014.

**Location** North Vancouver  
**Client** St. Paul's Indian Church Preservation Trust  
**Status** Completed 2013



UBC CEME –  
ENGINEERING MEMORIAL COURTYARD

The Courtyard was built as a place of reflection to commemorate the 25th Anniversary of the Montreal Polytechnic Massacre. The Centerpiece of the project was a 2.5m x .9m solid bronze leaf shape monument that Syncra had cast by a local foundry. The project had a construction schedule of 6 weeks and was completed on time for the opening ceremony.

**Location** Vancouver  
**Client** UBC Properties Trust  
**Landscape Architect** Perry + Associates  
**Status** Completed Fall 2014







Continuing to learn and to grow is important to us.  
Syncra Construction is a proud member and actively involved in the following industry organizations:

- > VRCA Vancouver Regional Construction Association
- > ICBA Independent Contractors and Businesses Association of BC
- > UDI Urban Development Institute Pacific Region
- > HPO Licensed Builder, Homeowner Protection Office



658 Evans Avenue Vancouver, BC, V6A 2K9  
P 604 298 3303 F 604 298 3304  
[www.syncraconstruction.com](http://www.syncraconstruction.com)