

HALL

CONSTRUCTION INC.

EST. 1950
**DESIGN/BUILD
CONSTRUCTION MANAGER**
905-522-4631
Toll Free: 1-866-522-4631



 **Ontario General Contractors Association**
Advocate and Advisor to General Contractors for over 60 Years.

**Hamilton-Halton
CONSTRUCTION
ASSOCIATION**

Building Excellence Since 1950!

www.hallconstruction.ca



Est. 1950
Industrial • Commercial

75 Leland Street, Hamilton, Ontario L8S 3A1
Tel: (905) 522-4631 Fax: (905) 527-9011
E-mail: info@hallconstruction.ca
www.hallconstruction.ca
Toll Free: 1 (866) 522-4631

TO WHOM IT MAY CONCERN

I would like to take this opportunity to introduce our company to you. Our predecessor Beatty-Hall Construction Co. Limited was incorporated in 1950 and for 52 years carried out general contracting, design/build construction in Southern Ontario. In July of 2002, "**HALL CONSTRUCTION INC.**" was incorporated to replace Beatty-Hall and continues to operate with the same management.

We work throughout Southern Ontario, including the Kitchener/Waterloo and Woodstock areas, as well as, Mississauga, Brampton, and Oakville to Niagara.

We employ our own carpenters, labourers, and bricklayers, on an ongoing basis for all of the necessary work required for renovations and additions, new construction and heavy concrete work for in-plant equipment.

We are also dealers for Steelway Building Systems a pre-engineered building manufacturer located in Aylmer, Ontario.

We utilize our own cabinet shop, which allows us to custom make millwork units as required for our various projects.

Larry D. Hall, P.Eng., is our President. Mark W. Hall, C.E.T., our Vice-President, is personally responsible for all on-site construction and scheduling through his staff of on-site supervisors and project managers.

I have included a list of a few of our most recent client references, which might be of interest to you, and look forward to possibly being of service in the near future.

Yours very truly,

HALL CONSTRUCTION INC.

A handwritten signature in blue ink, appearing to read "Brad Hall", is written over a light blue horizontal line.

Brad Hall,
Estimating and Sales

BH/rg

(FORMERLY BEATTY-HALL CONSTRUCTION CO. LIMITED)
ESTABLISHED 1950

SERVICES OFFERED

- GENERAL CONTRACTING
- DESIGN/BUILD
- CONSTRUCTION MANAGEMENT
- OFFICE ALTERATIONS
- CHURCH ADDITIONS, RENOVATIONS AND HANDICAP ACCESS
- PLANT MAINTENANCE
- CONCRETE MACHINE FOUNDATIONS
- CONCRETE CUTTING AND REMOVAL
- TRENCH DRAINS
- MASONRY WORK
- DOOR REPLACEMENTS
- LOADING DOCKS/DOCK LEVELERS
- BUILDING ADDITIONS/CONVENTIONAL OR PRE-ENGINEERED

- ALL OF SOUTHERN ONTARIO
- FREE ESTIMATES AND/OR BUDGETS

- WILL BE ON SITE WITHIN 24 HOURS OF YOUR REQUEST FOR ESTIMATE

- ESTIMATING AND BUDGETS WILL BE DONE BY EITHER LARRY OR MARK HALL HAVING OVER 60 YEARS COMBINED EXPERIENCE FOR EVERY ASPECT OF INDUSTRIAL/COMMERCIAL CONSTRUCTION FROM \$1,000.00 TO \$15,000,000.00

- PROFESSIONAL ENGINEERING SERVICES PROVIDED BY LARRY D. HALL, P.ENG.

- ZERO FREQUENCY ACCIDENT AWARD

Design/Build

Have you ever been involved in the construction of a new building or alterations to an existing structure? If you have, you will know the procedure of obtaining building permits, site plan approval, rezoning, dealing with sub trades, etc., can be a very time consuming and frustrating experience.

Hall Construction Inc. realizes this problem and are able to assist our customers from the initial planning stages until the actual completion by sharing the knowledge gained from our over 56 years of experience in the construction industry as Design/Build contractors.

Design/Build is a system of project delivery whereby the Owner/Client executes one contract with one company (Hall Construction Inc.) for the delivery of both design (architecture and engineering) and construction. Hall Construction Inc. has the capabilities to perform both design and construction of the project.

Our professional staff are able to provide accurate budgets before any plans are finalized, assist the client in obtaining site plan approval, building permits and all other legal work required in liaisons with the municipality, saving our Owners/Clients valuable time and frustration.

We are also able to provide complete engineered building plans and act as Construction Manager until the project is completed.

The actual construction of buildings can be performed either on a Management, Fixed Sum, or Turnkey (Design/Build) Basis. Regardless which alternative is used, you will receive the benefit of our over 56 years of experience in purchasing and co-ordinating all sub trades involved at the many stages of construction to deliver to you a first class building at an economical price.

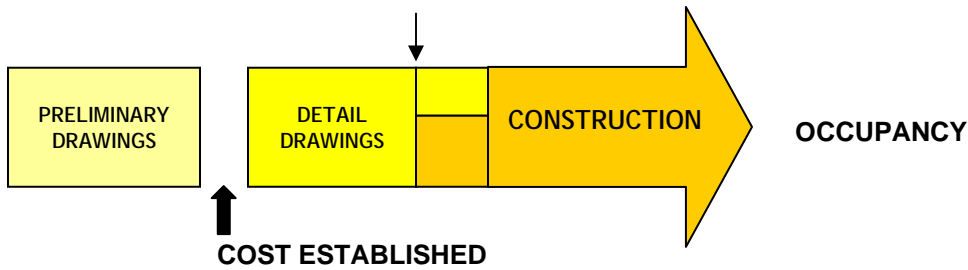
Benefits of Design/Build

- The Owner/Client enjoys only having to deal with one contract with a single firm instead of many. Also, the Owner/Client does not have to be concerned with disagreements between the designer and the contractor over responsibility for specific aspects of the project. The somewhat adversarial relationship, which may arise between the architect and contractor, can cause problems if one is attempting to build a project under a tight schedule. Change Orders and conflicts slow down the process and can delay the completion of the project.
- There is greater participation by the contractor during the design process, potentially resulting in a more cost-effective and constructible design without compromise to quality.
- Communications between the design and construction personnel are facilitated, resulting in a shorter construction period, and a better translation of design concept to construction reality.
- Design/Build projects usually contain project costs within a price cap, so Owners/Clients know beforehand what is the most they will be paying. As well, Design/Build projects usually have a fixed schedule, which is more reassuring to an Owner/Client than open-ended construction timetables.

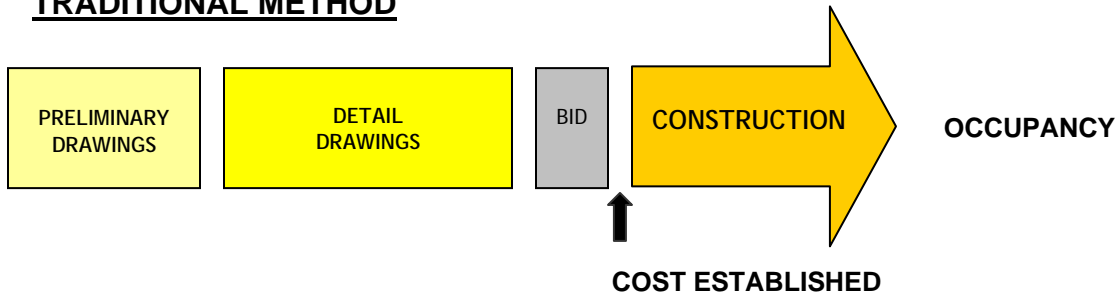
Illustrated next is a graph that shows the advantages of the Design/Build method over the Traditional method.

DESIGN/BUILD METHOD

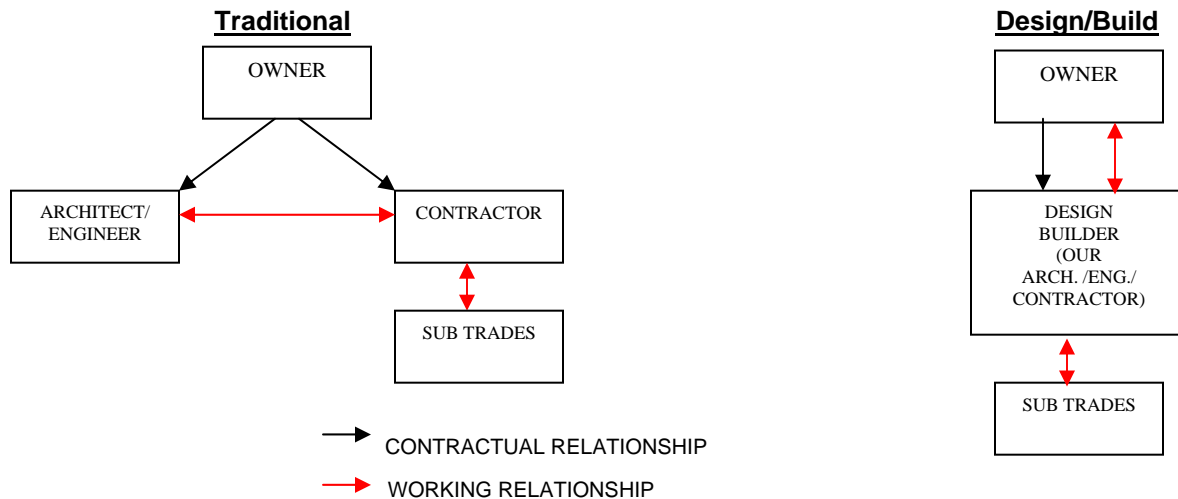
CONSTRUCTION CAN START EARLIER AS DRAWINGS ARE BEING COMPLETED



TRADITIONAL METHOD



Contractual Relationships



10 Advantages From the Owner/Client's Perspective

- 1) Single-point responsibility (one contract);
- 2) Early design decisions reduces uncertainty;
- 3) Benefits from positive team approach;
- 4) Accelerated design and construction schedule (Fast Track), makes early occupancy possible;
- 5) Early knowledge of project price;
- 6) Early construction input in the design;
- 7) Reduced risk, as Design/Builder assumes responsibility for design documents;
- 8) Client is not liable for issues disputed between architect and contractor;
- 9) Design/Builder assumes responsibility for our project delivery;
- 10) Greater Owner/Client satisfaction.

Why Choose Design/Build Over the Traditional Method?

The Design/Build method of construction is recognized as the best and most efficient way for an Owner/Client to build. Hall Construction Inc. has been constructing Design/Build projects since 1950, gaining knowledge and experience in this field, which is a key element in this method.

Using the Design/Build method the Owner/Client is able to place the responsibility for the project's success under a single contract with Hall Construction Inc. The traditional competitive-bidding process tends to put building owners, design professionals, and developers against contractors. With Design/Build the Owner/Client becomes a member of the Design/Build team and works with Hall Construction Inc. to develop the projects specifications and design.

The major advantages that the Design/Build method offers over the traditional method are:

- a) Experience is working for the Owner/Client at the initial project development,
- b) Single source responsibility (one contract with one firm),
- c) Guaranteed total costs before construction begins,
- d) Faster design and start of construction,
- e) Greater flexibility for changes because of direct communication.

Burlington (Mainway Area)

Design/Build Projects by Hall Construction Inc.

<u>Company</u>	<u>Square Footage</u>	
Marmon-Keystone	200,000 sq.ft.	Plant
Marmon-Keystone	10,000 sq.ft.	Head Office
Howell Packaging	50,000 sq.ft..	
Hamilton Screen Print	20,000 sq.ft.	
X-Pert Metal	40,000 sq.ft.	
Gennum Corporation	10,000 sq.ft.	
Humpty Dumpty Foods	20,000 sq.ft.	
Quaker State	20,000 sq.ft.	
3M Corporation	5,000 sq.ft.	
Nash Engineering	20,000 sq.ft.	
Namasco	40,000 sq.ft.	
Capo Industries	20,000 sq.ft.	
Westburne	15,000 sq.ft.	
Nicholson	10,000 sq.ft.	
Muntz Stereo	65,000 sq.ft.	

CONSTRUCTION MANAGEMENT

COMPLETED PROJECTS

ST. MATTHEWS CHURCH	ADDITION AND RENOVATIONS	BURLINGTON
ONTARIO AUTO COLLISION CARSTAR	NEW BUILDING FOR HEAD OFFICE AND SHOPS	HAMILTON
ONTARIO AUTO COLLISION CARSTAR	RENOVATIONS	HAMILTON
ONTARIO AUTO COLLISION CARSTAR	NEW BUILDING	ANCASTER
MARMON KEYSTONE	NEW HEAD OFFICE AND WAREHOUSE	BURLINGTON
LIMERIDGE MEDICAL CENTRE	FOUR STOREY MEDICAL OFFICES	HAMILTON
SEAWAY TERMINALS	300,000 SQ. FT. NEW BUILDING HEAD OFFICE AND WAREHOUSE	HAMILTON
MOHAWK COLLEGE	50,000 SQ. FT. BUILDING GYMNASIUM ADDITION AND RENOVATIONS	BRANTFORD
MOHAWK COLLEGE	STORAGE BUILDING	HAMILTON
CIBC	RENOVATIONS TO 40 BRANCHES	SOUTHERN ONTARIO
TD CANADA TRUST	RENOVATIONS TO 25 BRANCHES	SOUTHERN ONTARIO
TAYLOR CHRYSLER	MAJOR RENOVATIONS	HAMILTON
BEVERLY TIRE	HEAD OFFICE RENOVATION	WATERDOWN

...CONTINUED ON NEXT PAGE

CONSTRUCTION MANAGEMENT COMPLETED PROJECTS

(Continued)

ROYAL CANADIAN LEGION	NEW ELEVATOR ADDITION AND RENOVATIONS	STONEY CREEK
ROYAL CANADIAN LEGION	NEW ELEVATOR ADDITION AND RENOVATIONS	BURLINGTON
ROYAL CANADIAN LEGION	NEW ELEVATOR ADDITION AND RENOVATIONS	BRONTE
ROYAL CANADIAN LEGION	NEW ELEVATOR ADDITION AND RENOVATIONS	MILTON
TOROMONT INDUSTRIES	BUILDING ADDITIONS	STONEY CREEK
BDO NESBITT BURNS	NEW OFFICES	STONEY CREEK, DUNDAS, AND ANCASTER
MIDLAND WALWYN	NEW OFFICES	HAMILTON AND BURLINGTON
BRANT ARTS BUILDING	SEVERAL RENOVATIONS AND UPGRADES TO STORE	BURLINGTON
UNIFIED ENGINEERING	NEW HEAD OFFICE AND PLANT BUILDING	HAMILTON
CANADIAN TIRE	RENOVATION AND EXPANSION	HAMILTON
WESTBURNE INDUSTRIES	NEW BUILDING, ADDITIONS AND RENOVATIONS	BURLINGTON, HAMILTON, AND MISSISSAUGA
CAPO INDUSTRIES	BUILDING ADDITION AND RENOVATIONS	BURLINGTON
TOMCO STEEL	NEW BUILDING WAREHOUSE AND OFFICES	STONEY CREEK

Contract Methods

Lump Sum

Under the Lump Sum contract, Hall Construction Inc. agrees that for a specific price it will provide the Owner/Client with the services called for in the contract. The Owner/Client agrees to pay Hall Construction Inc. a lump sum contract amount for the products and/or services provided. Hall Construction Inc. will receive that price regardless of the actual costs incurred in performing the work. Any savings that may result from purchasing/tendering etc. goes to Hall Construction Inc.

Cost Plus

For the products and services provided, the Owner/Client agrees to pay Hall Construction Inc. actual costs for the project plus a fee for Hall Construction Inc.'s services (either fixed or a percentage of cost). Any savings that may result from purchasing/tendering etc. goes to the Owner/Client.

Cost Plus with a Guaranteed Maximum Price/Shared Savings

The "Shared Savings Method" provides an incentive for the Owner/Client and Hall Construction Inc. to bring "Actual Costs" in under "Estimated Costs", based on split savings.

For the products and services provided the Owner/Client agrees to pay Hall Construction Inc. actual costs plus a fee for Hall Construction Inc.'s services (either fixed or a percentage of cost).

Under a guaranteed "Maximum Total Cost" of the project, if the "Total Cost" (actual project costs plus the management fee) should exceed the "Maximum Total Cost", then Hall Construction Inc. will have to pay out of their pockets, with the exception of any changes by the Owner/Client.

If the "Actual Project Costs" (not including the management fee) are less than the "Estimated Project Costs" (which are included in the "Maximum Total Cost") the savings will be shared between the Owner/Client and Hall Construction Inc.

For example;

Owner/Client	70% of Total Savings
Hall Construction Inc.	30% of Total Savings

This full disclosure construction method promotes teamwork, efficiency, and trust.

COMPLETED RETAIL PROJECTS

MILLER SHOE STORE - HAMILTON, ONTARIO
H. WILLIAMS & COMPANY JEWELLERS, HAMILTON, ONTARIO
SOUTH SIDE MEN'S WEAR - KING STREET EAST, HAMILTON, ONTARIO
BRANT ARTS PHARMACY - BURLINGTON, ONTARIO
ROBERT-DAVID MEN'S WEAR - LOCKE STREET, HAMILTON, ONTARIO

PREVIOUSLY COMPLETED RETAIL MALL PROJECTS

HENRY BIRKS & SONS LIMITED
O. B. ALLAN JEWELLERS
D'ALLAIRD LADIES WEAR
GRAND & TOY
LUCAS & KING TRAVEL
SHIRLEY K. MATERNITY WEAR
LINDOR
HALLMARK CARD SHOP
COLES BOOK STORE
CARMEN CAMISSO HAIR SALON
CLOKE STATIONERS
FACES
CADET CLEANERS
TORONTO DOMINION BANK
LAURA SECORD
SIMPSON-SEARS LIMITED
THE CLOCK GALLERY
VISAGE COSMETICS
THE CARD SHOP
DENTAL OFFICES
BARNES WINE STORE - 2 LOCATIONS

COMPLETED RESTAURANT PROJECTS

WENDY'S - SEVERAL BRANCH RENOVATIONS
BURGER KING - SEVERAL BRANCH RENOVATIONS
A & W - HAMILTON, ONTARIO
CHAN'S CHINESE RESTAURANT - DUNDAS, ONTARIO
SHAKESPEARE'S STEAK & SEAFOOD RESTAURANT - HAMILTON, ONTARIO

RECENT COMPLETED PROJECTS

HAMILTON-WENTWORTH CATHOLIC DISTRICT SCHOOL BOARD
HAMILTON, ONTARIO
TWO NEW SCHOOLS AND RENOVATIONS

MARMON KEYSTONE CANADA INC.
BURLINGTON, ONTARIO
WAREHOUSE, ADDITION, AND SEPARATE NEW OFFICE BUILDING

TOMCO STEEL
STONEY CREEK, ONTARIO
NEW PRE-ENGINEERED WAREHOUSE AND OFFICE BUILDING

CARSTAR - ONTARIO AUTO COLLISION
HAMILTON, ONTARIO
TWO NEW BUILDINGS - HAMILTON AND ANCASTER

TAYLOR CHRYSLER DODGE LIMITED
HAMILTON, ONTARIO
MAJOR INTERIOR AND EXTERIOR RENOVATIONS

BRETTON'S IMPORTED CARS
BURLINGTON, ONTARIO
RENOVATION AND ADDITION

BMO NESBITT BURNS
HAMILTON, ONTARIO
INTERIOR OFFICE RENOVATIONS

KPMG HAMILTON
HAMILTON, ONTARIO
INTERIOR OFFICE RENOVATIONS ON TWO FLOORS

RECENT COMPLETED PROJECTS (Continued)

KARMAX HEAVY STAMPING

MILTON, ONTARIO

LARGE CAFETERIA RENOVATIONS DIVISION OF MAGNA

MAKSTEEL SERVICE CENTRE

MISSISSAUGA, ONTARIO

CURBS REMOVED AND INSTALLED STEEL RAILS – MAINTENANCE WORK

VELCRO CANADA INC.,

BRAMPTON, ONTARIO

MACHINE PIT AND TRENCH FILLED WITH CONCRETE – MAINTENANCE WORK

THE CITY OF BURLINGTON

BURLINGTON, ONTARIO

TWO NEW FIRE STATIONS AND ONE MAJOR RENOVATION