



**CONSTRUCTION CONTROL INC.**

**science | engineering | solutions**

Property Condition Assessments  
Rehabilitation and Contract Administration  
Mechanical and Electrical Engineering  
Sustainability  
Structural Engineering  
Temporary Structures  
Environmental Engineering Services  
Hazardous Materials  
Condominiums  
Reserve Fund Studies/Capital Expenditure Plans  
Material Testing  
Quality Assurance for New Construction  
Geotechnical Engineering  
Building Science  
Litigation Support and Forensic Services

your single source engineering firm





Dr. Gina Cody, P.Eng., M.Eng., Ph.D., F.E.C.  
PRESIDENT

*We are a multi-disciplinary firm of engineers, technologists and building scientists.*

*Founded in 1972, we provide technical leadership through innovation, sound engineering practices and consultation to the construction, and property management industries. Our consulting services are utilized during all stages in the life cycle of buildings and infrastructure.*

*A comprehensive range of engineering services are available with highlights including pre-construction geotechnical and environmental investigations to construction related quality assurance and post-construction repairs, maintenance, condition assessments and environmental reviews.*

## PROPERTY CONDITION ASSESSMENTS



*Property condition assessments are essential for proper allocation of capital expenditures and quantification of risk.*

Property assessment audits are carried out to evaluate the structural and nonstructural components of the buildings and structures to develop a detailed report establishing a maintenance schedule and budget for capital expenditures to ensure timely repair and replacement.

### ASSESSMENTS ARE CARRIED OUT FOR:

- Purchase/Sale Agreement
- Financing
- Capital Expenditure Planning - short term/long term
- Pre and Post Leasing Review



*Leaders in the provision of technical consulting and project management services for building and structural rehabilitation.*

Throughout its life cycle a building will require periodic maintenance and repair work. Such work extends the life of buildings and generally enhances the value of a property owner's portfolio of real estate investments. Clients are provided with a full range of services related to the management of maintenance and renovation projects, from investigation and design to contract administration and quality control programs during the work.

### AREAS OF EXPERTISE:

- Multi-Disciplinary Restoration Work/Project Management
- Building and Component Failure Investigations
- Materials Compatibility Evaluation
- Preparation of Plans and Specifications
- Preparation of Tender Documents
- Project Cost Estimates
- Contract Administration and Procurement



## MECHANICAL AND ELECTRICAL ENGINEERING



*A proficient team of experts providing mechanical and electrical engineering.*

The Mechanical and Electrical Group provides engineering services to clients managing industrial, commercial, residential and institutional buildings across the country.

### REVIEW, DESIGN AND CONTRACT ADMINISTRATION OF:

- HVAC (makeup air, boilers, chillers etc.)
- Plumbing, Drainage and Backflow Prevention
- Power Distribution and Emergency Power
- Fire Protection and Life Safety
- Lighting
- Fire Alarm
- Building Automation System (BAS)
- Elevators
- Alternate Fuels



*Experts are available to assist in identifying green options, to meet pre-determined objectives.*

The Sustainability Group offers consulting services to identify and define your green options, as well as a full range of design, inspection and testing services.

#### SERVICES INCLUDE:

- LEED Consultation
- Energy Audits
- Green Roof
- Solar Panels
- Wind Turbines
- Supporting Structural and Geotechnical Design Services



# STRUCTURAL ENGINEERING



*Structural engineering services are provided for a wide range of projects spanning from the design of new developments to rehabilitation of existing structures.*

Our engineers have the ability to find creative and economical solutions to structural challenges.

## SERVICES INCLUDE:

### Design of:

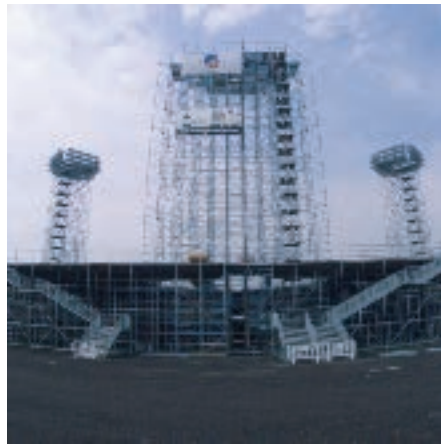
- New and Existing Structures
- Steel
- Concrete
- Light Gauge Metal
- Wood
- Other Structures

Evaluation, Restoration and Retrofit Design

Seismic Review and Compliance Design

Feasibility Studies





### *Leading designers of temporary structures in Canada.*

Innovative designs of temporary platforms, bleachers and grandstands are provided for major events throughout the country.

Experts in construction requiring shoring and formwork design systems, quality design of scaffolding, stages and platforms is routinely carried out for a wide range of projects including new construction and building restoration work.

#### SERVICES INCLUDE:

- Suspended Platforms, Swing Stages, Platforms and Climbers
- Scaffolding
- Tents and Weather Shelters
- Grandstands and Bleachers
- Shoring, Re-shoring and Formwork
- Crane Foundations
- Hoists
- Special Event Structures

## ENVIRONMENTAL ENGINEERING SERVICES

*Environmental Group has the experience to carry out complex environmental site assessments and site remediation consulting services.*

When developing solutions, we balance practicality and cost effectiveness based on realistic expectations and our experience.

### SERVICES INCLUDE:

- Environmental Site Assessments (Phase I, II and III)
- Environmental Remediation
- Soil and Groundwater Remediation
- Underground Storage Tank (UST) Decommissioning
- Environmental Permits and Approvals
- Laboratory Analysis
- Record of Site Condition
- Risk Assessment Services
- Regulatory Compliance Review
- Class Environmental Assessments
- Waste Audit and Waste Management Services

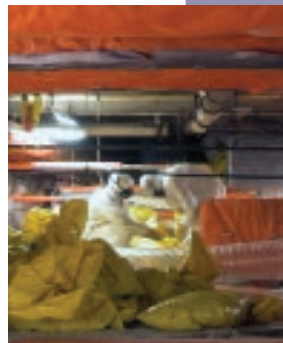
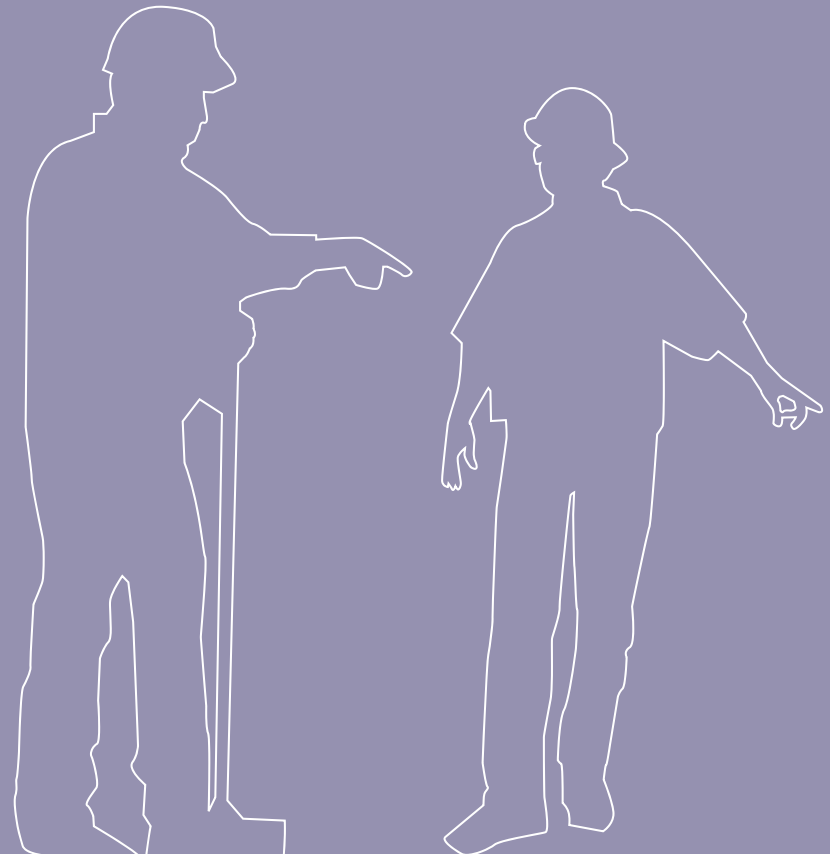


*Hazardous Materials Group provides cost effective, innovative solutions for a wide range of environmental challenges.*

As the global need to address the environmental issues has increased, so have our services, experience, and knowledge. Today, our environmental expertise spans all disciplines and industries.

#### SERVICES INCLUDE:

- Indoor Air Quality Assessment
- Asbestos Surveys and Abatement Strategies
- Asbestos Management Programs
- Mould Assessments and Remediation
- Designated Substances Surveys
- Pre-demolition Surveys



## CONDOMINIUMS



*A wide range of services that encompasses the consulting needs of all condominium developments.*

The engineering needs of all types of Condominiums from the Performance Audit of a newly completed development and required periodic Reserve Fund Studies to Restoration and investigations of problems in older condominiums are provided.

### CONDITION ASSESSMENTS, DESIGN AND PROJECT MANAGEMENT FOR:

- Roof Assemblies
- Cladding Assemblies, Windows/Exterior Doors and Sealant Materials
- Balcony Guards
- Parking Garages
- Pavements
- Mechanical and Plumbing
- Structural Framing

### SERVICES INCLUDE:

- Performance Audits
- Reserve Fund Studies
- Roof Anchor Annual Inspections
- Designated Substance Survey including Mould and Asbestos
- Thermographic Scanning
- Energy Audits
- All other service offerings





### *A Market Leader when it comes to Reserve Fund Studies and Capital Expenditure Planning.*

Reserve Fund Studies and Capital Funding Plans are prepared for a variety of residential and commercial developments and other organizations including community centres and recreation facilities.

Our overall capability combined with the knowledge gained working on tens of thousands of projects, gives the depth of experience required to provide quality reports that meet the individual needs of clients.

#### STUDIES/PLANS ARE PREPARED FOR:

- Condominiums
- Public and Municipal Facilities
- Social Housing
- Multi-Residential
- Shopping Centres
- Institutional Facilities
- Co-ownerships
- Co-operatives



## MATERIAL TESTING

*A team of qualified and experienced engineers and technicians provide an extensive array of quality control testing to construction projects.*



Our modern laboratory facility is equipped and certified to carry out a broad range of testing services on a wide variety of materials, systems and components.

### SERVICES INCLUDE:

Field Testing and Inspection  
Asphalt (including Superpave)  
Concrete, Grout and Mortar  
Aggregate  
Soils  
Masonry

Air & Water Leakage  
Lighting  
Glass  
Windows  
Balcony Guards  
Structural Steel



# QUALITY ASSURANCE FOR NEW CONSTRUCTION

*Leaders in the provision of inspection and testing services for new construction projects.*

Quality assurance services are provided for a wide variety of new construction projects including residential, industrial, commercial and institutional developments.

## SERVICES INCLUDE:

Design Reviews  
Taron Field Review Consultant Services for Condominiums  
Concrete Testing and Investigations  
Materials Compatibility Analysis  
Laboratory and Site Testing  
Concrete and Asphalt Mix Design  
Construction Audits  
Pre-construction Surveys

## SITE QUALITY REVIEW OF:

Structural Steel  
Framing  
Building Envelope

- Roofing
- Air/Vapor Barrier, Insulation
- Doors and Windows
- Damp-Proofing and Waterproofing

Interior Finishes  
HVAC Systems



# GEOTECHNICAL ENGINEERING



*Experienced in all aspects of geotechnical and geological reviews and investigations.*

The Geotechnical and Asphalt Technology Group provides engineering services to clients covering industrial, commercial, residential, institutional buildings and infrastructures across the country.

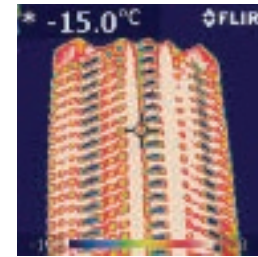
## DESIGN/ASSESSMENT OF:

Foundations	Roads and Bridges
Walls	Bearing Capacity
Shoring	In-Situ Density
Embankment	Asphalt
Slope Stability	Pavement
Shafts	

## MONITORING OF:

- Movement of Piles
- Vibration due to Construction
- Tie-back Stressing

*Building Science consulting services is one of the cornerstones on which Construction Control Inc. was founded.*



From our beginnings in 1972, the evolving field of building materials and construction technology has been one of our primary focuses. Presently our Building Sciences Professionals offer specialty consulting services for design and review of building cladding systems, roofing, insulation, vapour control, thermal comfort and a wide range of material consulting services. Whether you are looking for help with new construction or investigative and design services for existing buildings, we have the expertise to meet your needs.

#### SERVICES INCLUDE:

- Materials Evaluation
- Building Envelope Reviews
- Thermography
- Quality Assurance
- Investigation - Window, Cladding, Roofing, etc.



## LITIGATION SUPPORT AND FORENSIC SERVICES



*We provide support services in forensic investigations and litigation due to varying degrees of building component damage or failure as well as accident assessments.*

A wide offering of professional services in an ever expanding range of specialties gives us the range of knowledge required to provide forensic investigations and litigation support on a wide range of issues.



### SERVICES INCLUDE:

Structural Collapse Assessment  
Failure Analysis  
Materials  
Industrial Accident Assessments  
Slip and Fall Assessments

Stair Fall Assessments  
Snow and Ice Control Assessments  
Fire Damage Assessments  
Expert Witnessing  
Litigation Support



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