

# YOUR TRUSTED CONSTRUCTION PARTNER

www.stolk.ca



INDUSTRIAL COMMERCIAL INSTITUTIONAL

# BUILDING YOUR SUCCESS

### **BUILDING YOUR SUCCESS FOR NEARLY 60 YEARS**

The unpredictable is a reality of construction, and builders without enough experience aren't always prepared to manage problems that can arise. That's why you need a construction partner who can identify problems early and deliver proven solutions. With nearly 60 years of experience, we've completed over 10,000 projects in the ICI and energy sectors. We use this expertise to build your success and protect your investment for the long term.

Stolk Construction was a great partner to work with on our newest Wendy's location. They were honest, hardworking and accountable throughout the entire project. They were quick to fix someone else's mistake and never pointed fingers. We appreciated their integrity and transparency on any issues, added costs and municipal requirements. Construction almost always has challenges, but this was our most seamless project to date.

Kathryn Chayka, Operating Partner, Compass Restaurants Group



## **VALUED CLIENTS**

















































































# PRESIDENT'S MESSAGE

Hello,

Thank you for taking the time to consider a relationship with Stolk Construction. In this package, you will find helpful information about working with Stolk so you can confidently decide your next steps. Read on to learn more about:

- OUR SERVICES what we do and how we can help you
- OUR FOCUSED SECTORS find out what types of clients we typically perform our services for
- OUR PURPOSE lighting a beacon to our business to ensure we build your success
- WHY STOLK? what makes our team and our offerings different from our competitors
- OUR TEAM meet the experts you can work with
- OUR PROCESS how to partner with us from here
- OUR WORK a glimpse at some recent projects

We are prepared to serve your general contracting, design-build, project management, renovation and maintenance needs. Having completed over 10,000 projects over the last 60 years, we've seen it all. We know how stressful a major construction project can be for workplaces across industrial, commercial, institutional and energy sectors to manage. This is why we are dedicated to providing services that make your life easier:

- Professional project managers to oversee your project's success
- Specialists to properly handle any challenges that may arise
- Strong communication so you can be informed and up to date every step of the way

You deserve to feel confident about your next construction project and maintaining your investment for years to come.

We value your time and consideration as you choose your next construction partner. I am confident that no matter which Stolk team members you deal with you will find a consistent level of quality and service and an unwavering desire to deliver to you, the client. Please don't hesitate to contact me should you have any questions.

Sincerely,

Len Stolk

President



# SERVICES OVERVIEW

Nearly 60 years of experience has resulted in a diverse portfolio of projects across ICI and Energy sectors, and a full range of services so you can count on us to be your single-source construction team for:



GENERAL CONTRACTING



**DESIGN-BUILD** 



PROJECT MANAGEMENT



FACILITIES MAINTENANCE



PRE-ENGINEERED BUILDING



METAL ROOFING AND RETROFITTING

#### **How We Got Here:**

1960's • Our roots in construction were founded

**1970's** • Focused on industrial construction and became experts in this sector

- 1990's We expanded our specialties across ICI sectors and added pre-engineered building solutions to our portfolio. We grew our client based and began our focus on client relationships; offering our clients a full-service solution for all their construction and maintenance needs
- 2000's We grew our team of problem solvers to ensure we remained responsive to our growing client base
- 2010's We translated our expertise to meet the growing needs of the energy sector
- 2020's We became a Butler Builder enabling us to offer our clients the best pre-engineered building and metal roof systems on the market

### **How Does Our History Serve You?**

History is important, but let's talk about how it's helped us build a full range of offerings to serve our clients. They say 10,000 hours makes an expert. With over 10,000 successful projects to our name, our team has become highly specialized in handling the complexities of construction projects across various scopes and sizes, and identifying red flags early in the process, before they become bigger problems.

Stolk Construction provides full-service, turn-key solutions, whether you are building new, renovating or maintaining your facilities. When you partner with Stolk Construction, you'll work with an experienced team of professionals dedicated to building your success.

# FOCUSED SECTORS

## **INDUSTRIAL**



## **COMMERCIAL**



## **INSTITUTIONAL**



## **ENERGY**



### **OUR COMPANY MISSION**

We work to make the lives of our clients and our team members easier by being problem solvers and helping to build their success.

### **OUR CORE VALUES**



### **OUR VISION**

Create long-term partnerships with our customers, employees, sub-contractors and vendors.

Be the catalyst that makes these partnerships thrive.



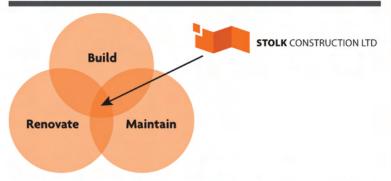
# What makes us unique?

When it comes to your next construction project, there will always be builders who promise you they'll finish "on time and on budget." But can you trust them to deliver excellence when unexpected issues arise? The truth is, major construction projects don't always unfold exactly as planned. There are countless variables to be considered including everything from weather and soil conditions, to building codes and regulations. Considering this, you want a partner who has the foresight to identify potential problems early on, and the capability to deliver effective solutions.

Choosing one company's attractive promises over another company's proven expertise should be avoided when choosing a construction partner. We believe you deserve more than empty promises. You should have a team of specialized problem solvers on your side.

### Your Long-Term Success Over Our Short-Term Gain

- We are not a "one and done" company we put our long-term commitment to the client ahead of our short-term gain on every single project
- We look for clients who are interested in our partnership approach to building, renovating and maintaining their facilities
- We actively seek feedback from our clients on a regular basis to ensure we are delivering excellence in product and service



Our services cover a wide range of construction and project management needs for building, renovating and maintaining.

### **We Invest in Building Strong Teams**

We invest in our people so they can build our clients' success with excellence:

- Continuous skills upgrade opportunities
- Ongoing safety training to continuously enhance our safety culture
- Mentorship programs and career advancement opportunities
- Compensation plans that include sharing in the company's financial success

### We Take a Team Approach To Project Management:

- Our Project Managers have the overall responsibility of managing the client and the project to ensure professional, effective client relations
- Our team of administrators and facilitators provide support to ensure timely communication and deliverables
- Our field supervision ensures onsite safety and project delivery to ensure project success





### **OUR MANAGEMENT TEAM**

Len Stolk, President

Kate Flynn, Director of Operations

Colin Krueger, Chief Financial Officer

Aaron Kroeker, Pre Construction Manager

Scott Orosz, VP and Project Manager

Greg Atkins, Project Manager

Jim Barton, Project Manager

Steve Prokopetz, Project Manager

Michael Serianni, Project Manager



## HEALTH AND SAFETY

At Stolk Construction we believe that a good safety record is clear evidence of a well-run organization. We are vitally interested in the health and safety of our employees, our customers and our community. We are committed to the continual improvement of our health and safety management system. This is reflected by our membership and participation in a WSIB recognized, non-mandatory Safety Group program.

Stolk Construction makes every effort to provide a healthy and safe work environment. All supervisors and employees must be dedicated to the objective of reducing the risk of injury and illness. As an employer, we are committed to taking every reasonable precaution to protect from harm all those involved in our projects. Legislative requirements will serve as minimum acceptable standards for our company.

Safety is the joint responsibility of our team members and together we commit to keeping this a primary focus in all that we do. As an organization we pride ourselves on taking a proactive approach to workplace health and safety and make it our top priority throughout all stages of your project.

### We look forward to the opportunity to work together!



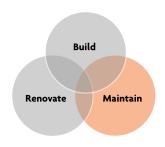








# STOLK CONSTRUCTION LTD



### SCOPE

Supply and install an industry leading Butler MR-24® Roof System.

### ISSUE

The existing roof structure had been repaired on various occasions over the last several years. Niagara Precision continued to experience the issues associated with a leaking roof.

### ASSOCIATED OPPORTUNITY

Install the MR-24® Roof System. This is the industry's first and finest standing-seam metal roof system with 50+ years of proven in-place weathertight performance.

## KEY PROJECT COMPONENTS

- Project Management and managing safety protocols
- Full roof replacement with no disruption of operations for Niagara Precision
- Supply and install a new MR-24® Roof System. This consists of a high profile, metal over metal roof, with hybrid insulation system.

#### **Components Include:**

- 24g galvalume panels
- 4 ½" gutter
- Expandable ridge
- 4" down spouts for a 12' high eavestrough
- Eavestrough closures
- Added 5" of roof insulation R16
- New flashing tie-ins to existing roof curbs on RTUs and vents
- Parallel transitions from Butler building to new MR-24® roof

## MR-24® ROOF SYSTEM FEATURES & BENEFITS

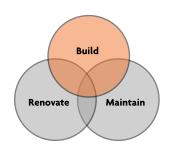
- Acts like a monolithic steel surface covering the entire building and providing superior protection
- Specifically designed with movable clips to accommodate roof movement under changing temperatures
- Creates an exclusive 360-degree Pittsburgh double-lock seam, with the final 180 degrees field rolled for superior performance and protection
- Accommodates additional blanket insulation thicknesses or the ThermaLiner™ insulation system to enhance energy efficiency
- A material-efficient option with compelling sustainability attributes
- Available in several cool colors for added energy savings
- Can save up to 90 percent on roof maintenance costs











### **SCOPE**

Meet the needs of an expanding optometrist practice within a defined footprint of a pre-existing medial centre.
 New office has four exam rooms, retail area, lab, pre-test area, and staff room.

### **ISSUE**

• The former location was not large enough to provide services to their existing patients and did not provide physical room for growth of the practice. The issue of the restricted space heightened during COVID and required the practice to look for space that would meet their needs.

## ASSOCIATED OPPORTUNITY

- Optometrist practice has street level, corner unit in downtown Port Colborne, encouraging new patients and pedestrian traffic for retail space
- Inclusion of optometrist office in new expanded medical centre with established anchoring pharmacy, multiple family physicians, and Life Labs offices

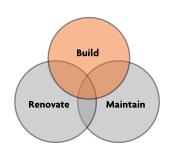
## KEY PROJECT COMPONENTS

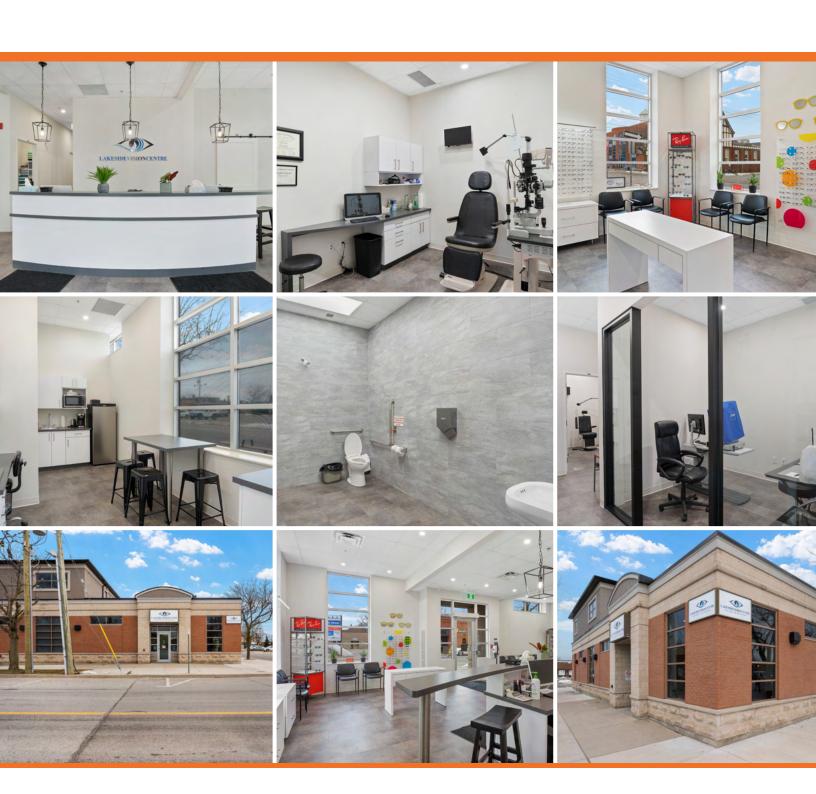
- Building demising walls to create new suite in an existing building complete with tenant HVAC, and electrical service
- Provide plumbing services to area of the building without existing service
- Incorporate optometrist suite into the overall layout of the medical centre to provide a complete health, medication and independent living and daily lifestyle solution to customers
- Provide large retail area for displays and fittings, four exam rooms, lab for adjustments and technician, pre-test room, waiting area, staff washroom, and interior link to pharmacy and medical centre with accessible access to accommodate all patients and customers



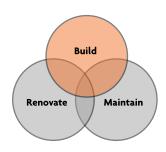












### SCOPE

• Building of new Wendy's restaurant on a cleared corner lot on Thorold Stone Road in Niagara Falls.

### **ISSUE**

Owner desired expedited construction of this new store resulting in only 16 weeks between breaking ground for
excavation and their grand opening of the restaurant.

## ASSOCIATED OPPORTUNITY

• Assist Compass Restaurant Group expand their footprint and number of Wendy's restaurants in the Niagara Region with the addition of a new store in a high traffic neighbourhood mixed with commercial and residential properties.

## KEY PROJECT COMPONENTS

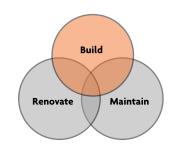
- Tight construction timeline required precise scheduling of all construction and required trades, timing the supply of materials to reduce delays, coordination with owner's vendors to ensure all restaurant equipment was commissioned and all inspections completed before desired opening day
- New build services included electrical, gas, sanitary and domestic water, and storm sewer connection
- Mechanical and HVAC system included two new roof top units with make-up air unit tied to cooking exhaust hoods complete with ANSUL fire suppression system
- Aesthetically pleasing exterior with large glass and aluminum curtain walls showcasing the uniquely designed interior dining room, tall "Wendy's Red" blade wall facing the busy road, all paired with deep brown faux cedar horizontal siding
- Porcelain tile throughout dining area, vestibules, and public washrooms
- Slip resistant floor coating throughout kitchen with integrated cove base extending 6" up adjacent walls
- Reduced lot size required long narrow building to allow for adequate parking and drive thru lanes; compact galley kitchen with walk in cooler and freezer contained within building footprint
- Flat roof for all mechanical and electrical equipment, with tall parapet walls to maintain safety for maintenance and service technicians as well as keep the equipment hidden from ground level to maintain the aesthetics of the exterior



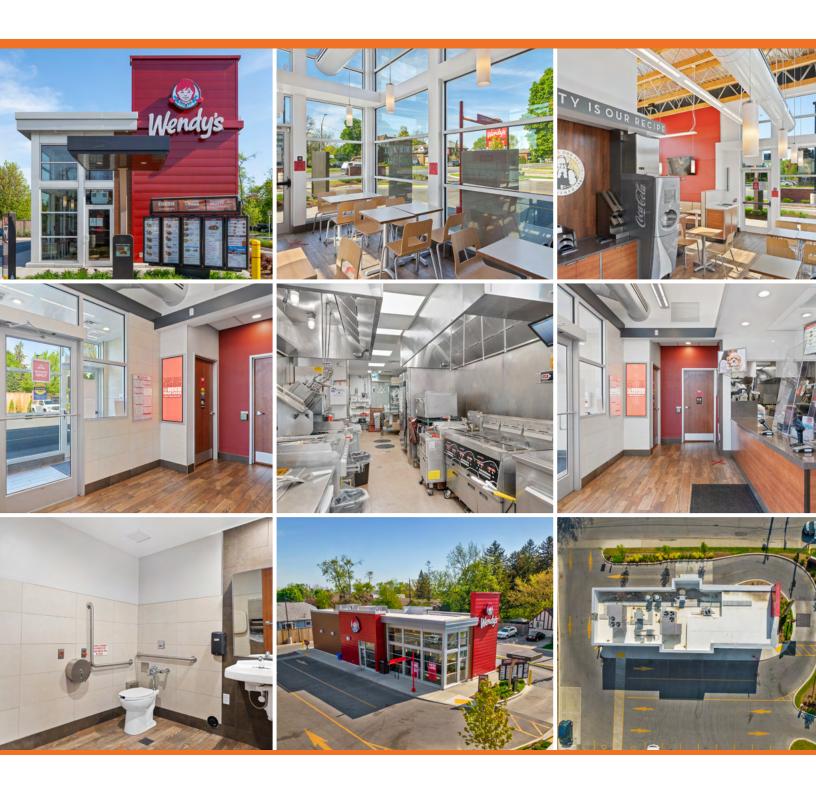




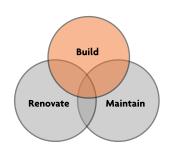












### SCOPE

 The scope of work included the installation of a 800Kw CHP system and 2 new 500bhp boilers at the Coca Cola bottling facility at 24 Fenmar Drive, North York

### **ISSUE**

• Coca Cola was experiencing high electricity costs at their plant as well as a need for system steam within the existing facility

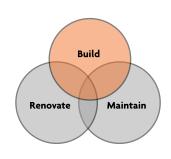
## ASSOCIATED OPPORTUNITY

- The combined heat and power unit will provide system steam and heat generating capabilities to the existing infrastructure. The new 500bhp boilers replaced 4 existing boilers to provide high pressure steam to the existing facility
- The new 500bhp boilers also provide high pressure steam for a new pasteurizing system implemented in the facility
- Improve efficiency of system boilers to support facility expansion requirements
- Reduce the electrical requirements for the facility on the local power distribution grid thereby reducing electricity costs

## KEY PROJECT COMPONENTS

- Turn key EPC project in collaboration with CEM Engineering
- Construction project management and managing site safety protocols, including site specific COVID 19 requirements
- Demolition work of 4 existing boilers and associated electrical/mechanical/piping
- Civil construction which included helical piers for the main engine compartment as well as the auxiliary equipment compartment
- Installation of temporary boiler and associated piping and electrical to support facility operation during construction phase
- Installation of 2 new 500bhp boilers along with associated electrical/mechanical/piping systems
- Installation of new Heat Recovery Steam Generator (HRSG), accumulator tank, condensate tank, hot water loop piping and high-pressure steam header and piping to new pasteurizer system
- Installation of natural gas line to CHP unit and new boilers
- Installation of 1600A bus extension from existing switchgear to new 600V 1200A generator breaker section
- Installation of associated calling between new 600V 1200A generator breaker and CHP unit











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