





INDUSTRIAL

COMMERCIAL

INSTITUTIONAL

PUBLIC WORKS

RETAIL



OUR STORY

Our story is about our principals, who have worked in construction companies of various sizes, believing there was a way to combine the structured execution of systems and processes found in large organizations; quality workmanship and long term dependability of mid-size construction firms; and the flexibility and client focus found in smaller construction companies.

So the hard work began of taking their forty-five years of experience to streamline processes, systems, implementing best practices, and incorporating the necessary flexibility to be responsive to clients into their new venture. The fruits of their labour created an organization that believes quality workmanship, excellent client service, and completing a project on time & budget is the minimum you can expect from COREPLAN. Transparency, Respect, Integrity and Passion is what sets us apart.

Through our client focused relationships, our systematic approach to managing your project, and providing quality workmanship and service, we have set high standards to ensure your complete satisfaction of the final product.



ABOUT US

COREPLAN is a multi-disciplined Construction company that provides project management, construction management and general contracting services in the institutional, commercial, and industrial sectors specializing in interior office alterations and leasehold improvements for businesses planning on relocating, renovating and/or repairing their current or new premises.

As a wholly owned Canadian Construction company, we have over sixty years combined construction experience that provides outstanding leadership in the construction industry for clients, designers, consultants, landlords, and trades.

COREPLAN has traditional values with modern versatility.

WHAT WE DO

We *control, manage & execute* the construction process thorough our solutions and services.

Control – We control your project costs and schedule

Manage – We manage the subcontractor, your site, and all required project administration

Execute – Through our experience and knowledge we execute your drawings to build your new space.



MISSION STATEMENT

At COREPLAN, our mission is to become recognized as the best constructor. We shall achieve this through: strong work ethic, strategy, leadership, professionalism, and integrity. We will do this by treating every project with the same level of service, to foster long-term, repeat business relationships with our clients.

The COREPLAN Mission will be fulfilled through the following goals:

- 1) To develop a competitive costing process
- 2) To provide quality, excellence and attention to detail
- 3) To provide competitive solutions through strategic planning
- 4) To provide increased efficiency and superior communication
- 5) To provide customer service and satisfaction to all clients
- 6) To provide a one stop full service provider
- 7) To foster long-term mutually beneficial business relationships.
- 8) To act in an environmentally responsible way, making every effort to promote sustainable solutions, protect the environment, and to reduce, recycle, and if possible reuse the materials from every job site we manage.



MANAGEMENT

JOE CHIAPPETTA

Joe has established a twenty-four year career in project management and estimating of real estate development projects within the industrial, commercial and institutional market sectors. Throughout his career, Joe has successfully managed corporate build outs from conception through completion. Mr. Chiappetta knowledge and experience allows him to specialize in the interiors market place sector of construction and has successfully established and maintained many repeat clients

Joe began his career as a junior estimator and has worked his way up through the ranks to estimator and then project manager. Joe is responsible for the overall successful completion of all projects ensuring they are completed on time/budget to the satisfaction of the client. His expertise allows him to coordinate several projects simultaneously while lending his knowledge to the rest of the COREPLAN team. Joe is directly involved with and responsible for estimating, and manages business development, sales, marketing and client relations.



JOE CHIAPPETTA

“CONSTRUCTION...
FROM CONCEPTION
TO COMPLETION.”

CARMINE CRINCOLI



CARMINE CRINCOLI

Carmine has established a twenty-two year career in project management and development of real estate for commercial, industrial and institutional projects. Responsible for the development and construction of a variety of projects in land development, base building, tenant fit-up/coordination, operations, capital improvements, budget controls, project schedule compliance and quality control.

Carmine began his career in the field as a surveyor then moved through the ranks as assistant superintendent and superintendent. He then became a project manager and director of operations. Today, Carmine is directly involved in, as well as oversees the Project Management team and has been influential in the implementation of standardized processes ensuring all projects are streamlined and flexible. Carmine is also responsible for financial management and manpower coordination.



WHAT'S IT WORTH TO YOU?

To have the confidence
that your project is
running smoothly

To know that your day
to day operations will
not be impacted

To see every project
big or small completed
as planned

EXPERIENCE THE CONFIDENCE THAT COMES FROM WORKING WITH COREPLAN





WHY COREPLAN

OUR ADVANTAGE

COREPLAN is a young, dynamic and efficient company whose goals are to become a recognized leader in our field for quality, integrity, and respect for clients, consultants and trades. Our principal's have worked with Toronto's largest construction companies, which have enabled us to obtain the knowledge and skill of big corporate organizations, and streamline that knowledge in a more efficient cost effective (without the layers) form of business. We offer our clients a professional, no non-sense level of service. Our Principals are personally involved with project management, budgeting and estimating of every project, allowing us to effectively control, manage and execute the project with a pro-active approach to the last finite detail. It is that same passion that all COREPLAN employees share, that allows them to dedicate and commit themselves to a high level of service to every project regardless of size. We appreciated that it is the details that can make or break a project for our clients. Therefore, we make every effort to get the details right. When it is important to our clients, it is important to us.



WHY COREPLAN

OUR PEOPLE

The success of COREPLAN lies within the people we employ. We pride ourselves with a team environment that allows our staff to extend themselves on a daily basis. Each member of our team brings a unique and dynamic talent, which provides an integral part of the alliance needed in this diverse market. We have been able to obtain the knowledge and skills over the years that enable us to rival some of the largest construction companies in Toronto. Our staff will dedicate and commit the time needed regardless of the size of the project and the task at hand, down to the last finite detail. Our no nonsense level of service, our passion for our work, and our staff's commitment to excellence will make your decision of choosing COREPLAN as your construction company an easy one.





PROJECT MANAGEMENT

Our Project Management Solution focuses on managing every detail of a renovation or relocation for our clients. We consider this the minimum expectation. You can also expect that we will work with the team (client, consultants, and trades) to engineer the project with the most cost effective materials, construction practices and procedures. Through our processes our clients are provided with the services of cost management, risk management, and contract management with complete transparency allowing you to know at any time where and how your construction dollars are being spent. Finally, our people deliver this solution professionally, effectively and with substantial experience, allowing you to focus on two of your most important assets; time and money. At COREPLAN we provide more than a service, we provide solutions.



CONSTRUCTION MANAGEMENT

We view Construction Management as a partnership with the client and the consultant team. It is the process where we act on your behalf and manage the project from the pre-construction phase to build out of your space, to the post construction phase. We prepare and monitor project budgeting ensuring it's accuracy, and provide financial analysis during the project so you know how your financial resources are spent. Most importantly, construction management means transparency. We believe there must be an open-book policy to establish mutual trust among all parties.



DESIGN BUILD BID

Design Build Bid is a variation of the traditional method Design Build (or sometimes called Lump Sum) of delivering a project where the construction company's bid is based on the clients scope of work and preliminary space plan. The procurement method focus construction companies to develop their team of sub-trades to propose and justify their solution to earn the project. The client benefits from receiving several competing solutions, and can pick the best one that suits their circumstances, all the while keeping the process quite competitive. This delivery method offers COREPLAN the opportunity to provide our expertise and value added services to the design of the project exploiting our experience to provide a solution that will benefit you; through quality, safety, engineering, cost and schedule.



GENERAL CONTRACTING

COREPLAN offers competitive pricing for general contracting services within the Industrial, Commercial, and Institutional sectors based on documents provided by the client and their consultants.

COREPLAN offers the following type's of services:

- Green Field Base Building
- Leasehold Improvements
- Additions Renovations
- Capital Project Upgrades—elevators/escalators, common elements, physical plant
- Landlord Base Building improvements

TENANT SERVICES

PRE-LEASE TENANT SERVICES

- Pre Lease Site Review
- Near Lease End Site Review
- Provide onsite staff during final walk through/shortlist of spaces
- Preliminary Budget on space plans
- Preliminary Project Scheduling
- Constructability Analysis
- Examine space plan, and lease requirements to advise on value engineering strategies

MOVES, ADDS, CHANGES

Keeping our mission statement goals in providing customer service and satisfaction to all clients, COREPLAN's service extends past completing the initial project regardless of size. The work environment is a changing place and at times there is a need or requirement to make small service moves, adds or changes to the existing layout, that can be time consuming and challenging. COREPLAN has a qualified team to be your partner in controlling, managing, and executing these requirements allowing you to use your time where you see fit.

We can help you MOVE an air diffuser, a door, or light fixtures; we can ADD audio visual/communications cabling, power outlets, or an entire office, or even CHANGE ceiling tiles, painting or flooring in an office.





SUSTAINABILITY

COREPLAN is committed to bringing leadership in sustainability with green building principles to projects whenever possible.

As the interest in sustainable building becomes more pervasive, and organizations of all sizes strive to be environmentally good corporate citizens, COREPLAN stands ready to help our clients meet those challenges with tools to help them build more responsibly. We encourage and verify our sub-trades use of local products and minimize the use of toxic materials in paints, and glues.

As a matter of practice, many LEED construction methods are employed by COREPLAN Construction on every project as standard construction methods. For example, separating construction waste by material and recyclable products are some of the methods that have been employed by COREPLAN.

COREPLAN's Environmental Protection Policy states that all COREPLAN employees will commit to reduce, reuse and recycle construction waste by adhering to our Environmental Recycling Program. COREPLAN Construction is fully committed to reducing waste sent to landfill sites by recycling all waste materials whenever possible.

COREPLAN understands the important role and responsibility of the general contractor to attain LEED points during construction.

CLIENT LIST

Here is a partial list of our clients of completed projects of corporate/commercial interior leasehold improvements.

EDUCATION

E.C Drury Provincial School for the Deaf
Elmcrest School
Toronto Catholic District School Board
York University

FINANCE

Business Development Bank of Canada
Canada Revenue Agency
CIBC
CIBC Wood Gundy
Hartford Canada
Morrison Williams Investment Management
Office of the Superintendent of Financial Institutions Canada
Scotiabank Asset Management

LEGAL

Law Society of Upper Canada
Legal Aid Ontario
Levine Sherkin Boussidan Barristers
Morrison Brown Sosnovitch
Ormston, Bellissimo, Rotenberg
Rayson Bond

ONTARIO MINISTRIES

Ministry of the Attorney General
Ministry of Child and Youth Services
Ministry of Safety and Correctional Services
Ministry of Culture
Ministry of Finance
Ministry of Health
Ministry of Labour
Ministry of Training, Colleges & Universities



Ministry of Economic Development
Ministry of Transportation

MEDICAL/LONG TERM CARE

Boris So Medicine
Canadian Paraplegic at Toronto Rehab
Cedar Brook Lodge
Central Park Lodges
Medisys Medical Health Clinic
Smart Systems for Health Agency
Villa Colombo

CORPORATE

Arinso Canada
CBRE
Elmwood Spa
Ferrerro Canada
Harper Collins
Navigant Canada
Nexacor
NexisLexis Canada
Olameter
Random House
MHPM
SNC Lavalin
Toronto Argonauts

PROPERTY MANAGERS

Bentall
GWL Property Management
Oxford Properties
Standard Life

TRANSPORTATION

Metrolinx
Toronto Transit Commission

INNOVATION

We will help our clients implement creative and effective solutions. We strive to be leaders in our field and actively contribute to the creation and adaptation of the best practices. We will continually seek new ways to improve concepts and ideas.

RESPECT

We will treat all clients, architects, designers, consultants, sub-trades and each other with the utmost respect.

PROFESSIONALISM

We will achieve this through exhibiting the highest levels of competency, accountability, and ethics.

PASSION

We are intensely driven and committed to be the best we can be. We will add to our team only those individuals who have a desire to be the best they can be. Together, we will all be inspired to aim for higher goals.

INTEGRITY

We will be consistent and genuine. We pledge ourselves to be true to our values and commitments. We will never fail to be at all times honest, trustworthy and accountable to our clients.



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