

Three thick, diagonal stripes in teal, orange, and green run from the top left towards the bottom right, partially obscuring the building and sky.

MATURE LIVING

ASSISTED LIVING, CONTINUING CARE, LONG-TERM CARE, RESIDENTIAL



We are Bird. A \$1 billion+ organization representing one of the largest and most respected construction services companies in Canada. A company recognized for its unique approach to doing business. A company who understands that a positive journey is the critical factor to achieving successful results.

Since 1920

Our rich history demonstrates our reach and diversity as an integrated, full service organization serving the construction and industrial markets. It also parallels Canada's growth and maturity into a dynamic global economy. With clients in commercial and residential development, oil and gas, hospitality, mining, health care and education, the people of Bird have had a positive and lasting impact on businesses and communities across Canada.

With marketplace dynamics changing, companies are now looking for single source service providers that can literally do it all. Organizations that are capable of moving beyond the traditional model of project delivery to a

more complete, collaborative and innovative approach to service solutions and results. Service providers they can trust with the complexities and challenges of the job and the decisions that go with it. Capable of providing clients with integrated, tailored solutions across three major sectors — private, public and industrial.

Success comes naturally when people share a common vision. As a service provider, our most important job is to understand our client and their vision of success. By doing this, we put ourselves in a position to do what we do best. Create tailored, results-based solutions within a collaborative and seamless process.

Bird's model for success is simple yet powerful in its application. An approach to doing business grounded in respect, transparency and collaboration. A commitment to all stakeholders — clients, consultants, trades and community — to engage in a team approach that values people and thrives on fresh ideas and intelligent solutions. A dynamic process that allows for flexibility and adaptability, with a focus on achieving results and nurturing lasting relationships. We are an organization of people, motivated by the opportunity to make a difference.



Why Bird?

At Bird, we are dedicated to positively impacting the communities where we operate.

Bird has successfully completed many high-profile projects across Canada, earning us a reputation of delivering projects on time and on budget, without ever sacrificing the vision of our clients. Our success stems from our business approach, which is based on respect, transparency, collaboration, and a commitment to all stakeholders.

Bird knows that shaping the future of our cities and communities is a privilege and a responsibility. We have a deep respect for our client's investment and vision of success. Our dynamic and inclusive process encourages input from all stakeholders from start to completion — It's our way of doing business and the foundation for all we do.

Through Bird's collaborative approach to construction management we have completed the construction and renovation of over \$1.2 billion of seniors residences, healthcare, and assisted living facilities throughout the past decade. The success of these projects stems from our ability to manage complex projects through extensive planning, collaboration, and a mutual understanding of project and client requirements and objectives.

Bird's project experience and approach on continuing care facilities gives us an extensive database of historical pricing, relationships with the local trade community, insight into market conditions, constructibility expertise through the implementation of similar building systems, and experience working on operational sites.

As a leader in the construction management industry, Bird's integrated solutions redefine the potential for project success, lower the total cost of engagement, and provide the peace of mind our clients deserve. With each seniors living building we strive to help our clients reach a new standard of excellence in the delivery of care services for residents. We manage project delivery safely, professionally, respectfully, and to the highest quality.

Bird has developed one of the most rigorous preconstruction programs in the industry. Ongoing cost estimation of design alternatives are conducted to assist the design teams evaluate the capital and life-cycle costs of the buildings we build, and our teams are engaged from design to completion to offer advice and insight that goes beyond the traditional expectations of a contractor.

In summary, we are our clients advocate — Bird challenges the status quo, and do what is right at all times to bring success to our clients and their projects.



A Collaborative Approach

Success comes naturally when people share a common vision. As a service provider, Bird's most important job is to understand our client and their vision of success. By doing this, we put ourselves in a position to do what we do best: create tailored, results-based solutions within a collaborative and seamless process.

Bird's model for success is simple yet powerful in its application. An approach to doing business grounded in respect, transparency and collaboration. A team approach that values people and thrives on fresh ideas and intelligent solutions, and a dynamic process that allows for flexibility and adaptability. Our focus is on achieving results and nurturing lasting relationships. We are an organization of people, motivated by the opportunity to make a difference, and are creating value through people, respect, and collaboration.

As experts in construction management, Bird offers owners and design consultants a number of advantages. These include teamwork and effective communication, flexibility, budget control during design, cost savings, sensitivity to market conditions, innovation, reduced schedule, and cost certainty prior to the start of each construction phase. We are also well versed in all other project delivery methods, and enjoy collaborating with our clients to uncover the best way forward for their projects.

Bird's construction management services offer value-added benefits, such as value engineering, analytics, and constructibility analysis, and our approach to construction management is a dynamic process that allows for flexibility and adaptability. The services we offer provide a unique opportunity to explore and incorporate innovative construction solutions and energy alternatives.

Community Engagement

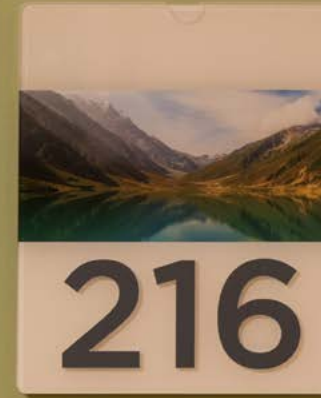
The Bird model of collaboration and integration is extended to the communities in which we work. Ensuring that the surrounding community is aware of construction activities that impact them is a priority during construction. Open lines of communication between our team and the community not only promotes a cooperative environment, but reinforces our commitment to safety by making certain the community is aware of potential hazards and impacts to their daily life.

Health + Safety

Health, safety, and environmental management is a core value of our company. Safety guides everything we do, and we strive to be the best-in-class within our industry. Our measure of success is that everyone goes home safe each day.

Trades

At Bird, we believe that our trade contractors are our partners. They function as an extension of ourselves in delivering technical expertise to our clients. Our trade partners know that we expect the best value, service, and quality on our projects. We have excellent relationships with our trade partners, and collaborate with them to bring the best to our clients projects.





Buildings that Perform as Designed

At Bird, we are unapologetically challenging the status quo by paving the way for the future of smart building technology and innovative construction, and proud to be changing the narrative around construction delivery.

With traditional project delivery, building operations can take up to five years to perform as designed. Bird's approach reduces the commissioning time frame to just days. By identifying building performance issues before occupancy, we have saved our clients hundreds of thousands of dollars, countless hours during commissioning, and more than a headache or two identifying the source of often wasteful and costly building performance issues.

Bird's focus is clear — Achieving results and nurturing lasting client relationships. Through our collaborative approach to construction delivery, building system integration and reporting, and smart building consultation we know that we are doing right by our clients. We sleep well at night knowing that the work we are doing is supporting our clients in achieving their sustainability and financial goals; and are grateful for the repeat work that our clients trust us to deliver.

Integration

Traditionally, multi-vendor building systems do not work together. We are changing that by connecting all building systems and feeding the data into our unique software. This software provides valuable analytics that guide decision making, both during and after construction. By testing and verifying the interoperability of multi-vendor systems' prior to implementation, our clients are assured that their systems will perform as expected. What's more, they get the freedom of choice when selecting vendors, and can tailor smart building technologies to suit their unique building needs.

Life-cycle Services

Throughout your building's life-cycle, our in-house designed software simplifies building management and maintenance decisions and reduces operating costs. We give our clients ownership of the software, which gives them access to real-time data. Through their mobile devices, clients are able to see what is causing building issues, driving better and faster building maintenance decisions. There is no guessing where an issue is stemming from, which means that time and money is spent where it matters most.

Digital Construction

Many firms claim to provide digital construction services; however, very few approach the technology the way we do. At Bird, we use digital construction technology as a tool for collaboration and to provide accurate phasing and scheduling advice to our clients.

By sequencing a 3D model to simulate construction activities, and then adding time to the model, we provide 4D virtual schedules. These schedules allow us to foresee project challenges so that we can work to mitigate them before construction begins. This approach has avoided many surprises and costly delays.

By using 4D scheduling during preconstruction, Bird is able to simulate the construction process before we break ground. This has helped us to collaborate with our clients and consultants effectively and facilitate important discussions about the construction approach early on. Bird can anticipate unfavorable field conditions and mitigate them long before they become a project expense.

Preconstruction

At Bird, we pride ourselves on having the most rigorous and extensive preconstruction services in the construction industry. Throughout the preconstruction phase we provide clear communication and insights to the design team and our client. We collaborate with the design team to overcome constructibility issues, uncover value engineering opportunities, and assist with any necessary on-site investigations. At tender stage, our trade selection, tender documentation, and bid evaluation continues with the same open-book practice and discussion.

Bird is a solution-driven construction company that has numerous systems and controls to find value while mitigating risks and constraints throughout the project duration. Our team makes every effort to find value and minimize challenges throughout construction. We are committed to transparent and honest communication, and do not shy away from tough conversations. We are committed to advocating for our clients and doing what is in their best interest every step of the way.





Canterbury Court Modernization

The Canterbury Court Expansion and Modernization project was executed over four phases and includes the addition of a 5-storey, 36,000 ft² building as well as several renovation scopes to the original building. Upgrades to the facility included energy efficiencies and environmental and green initiatives.

This project provided residents with updated amenities in a new and vibrant environment. One phase of the modernization was to create a residential hospice as well as an expanded and improved memory care centre for those living with dementia, all within an environment that allows a seamless continuum of care. Work was conducted while the facility was active and disruptions to the facility were minimized through modified work hours.



Pleasantview Seniors' Living

The Pleasantview Lodge project is a 20-unit addition to an existing facility in High Prairie, Alberta for Heart River Housing. The project scope also contained an interior renovation to the existing lodge. The addition structure is two-storey, 19,000 ft² conventionally built wood frame building. This new addition will be used as seniors' apartments and/or lodge units and has been classified as a B-3 building. Each suite will be fully equipped with a kitchen and laundry. The renovation component to the existing facility includes a common space, family rooms and landscaping for the residents to enjoy in their free time.



Lee Carings 'Holsome Place' Continuing Care Facility

This three-storey, state-of-the-art building will soon be home to 136 continuing care residents, in 118,400 ft² of spacious living. Each floor provides open activity areas, a central dining area, program support rooms, and private bedrooms & bathrooms for each resident. The project is situated on 3.3 acres, located in Edmonton's southwest MacTaggart neighborhood. The site plan includes two landscaped areas – one for residents in secure care, and one for the residents who do not require a secure setting. There are beautiful views of the courtyards and south field from many of the bedrooms. The site also provides a paved parking area with approximately 64 parking stalls and drive isles.



Seasons Retirement Communities, London

Located in London, Ontario, this eight storey seniors' residence consists of 142 suites with 104 underground parking spaces. With over 200,000 ft² total floor area, this facility has multiple common areas and gathering spaces as well as a kitchen, lobby, roof garden and beautifully landscaped areas for the residents enjoyment.



Chartwell, Wescott Retirement Residence

This 3-storey, 137-bed seniors' living facility is situated in southwest Edmonton. The building features a large, open communal gathering space, as well as numerous recreational opportunities for residents, including a saltwater pool and yoga room. Thirty beds are dedicated to memory care units.



Chartwell, Thunder Bay Retirement Residence

This 3-storey, 90,000 ft², 111-suite facility combines seniors' residential care and a cardiac care unit.

The Cardiac Care Clinic is located on the second floor. It houses a doctor's office, examination rooms, and testing facilities. Seniors' suites include studios, as well as one and two bedrooms.

Other features of the facility include a spacious dining room, a movie theatre, a chapel, an activity room, a games room, a greenhouse, a library, resident laundry facilities, and a beauty salon.



Bethany Care, Riverview

This 210-bed, 4-storey dementia and long-term care residence is home to 210 residents. The facility houses 90 complex dementia care and 118 long-term care resident rooms, as well as one bariatric resident room on the third and fourth floors. The building is 200,000 ft², and features a 45,000 ft² 98-stall underground parkade.

...The team is collaborative and willing to explore new ideas to address concerns that inevitably arise during construction projects. When issues arise there is a clear escalation process and their response is always timely. Bethany has enjoyed a positive and productive working relationship with Bird [Stuart Olson]."

— Jennifer Mccue, President & Chief Executive Officer, Bethany Care Society



Bethany Care, Mikkelson

This independent living centre consists of resident suites and common living areas, as well as an underground parkade. Open communication and collaboration between Bethany and IBI Group resulted in a successfully delivered project.

"...Our relationship with [Stuart Olson] is a partnership that supports the project from the design phase through to occupancy. They are committed to providing a team that works closely with us to understand our organization's priorities and limitations as a not for profit, faith based provider.

— Jennifer Mccue, President & Chief Executive Officer, Bethany Care Society



Bethany Care, Didsbury

This 24/7, 100-suite centre provides care for residents of Didsbury and the surrounding areas through qualified, on-site nurses, healthcare aides and other care providers. Each of the 100 suites are private and include their own spacious washroom.

The 80,000 ft², two-storey concrete and steel structure is non-combustible and an SL-4 supportive living facility. The interior has common areas, including family dining, multi-purpose rooms, barber shops, a reception area, administrative offices, and four residential wings with 12 to 13 suites in each wing.

The interior courtyard is approximately 7,000 ft² and fully landscaped. There are also two exterior courtyards with terraces off the second floor.



Bethany Care, Sylvan Lake

The Sylvan Lake Bethany Care Centre provides a choice of care services and accommodations for residents. The Centre has a total of 40 continuing care suites, with an additional 20 supportive living suites and a day program. The entire building is a three-storey, wood-framed structure with stucco and a pre-finished siding exterior.

"...The teams that we have worked with have been passionate about their work, diligent in maintaining the highest of standards and always come to us with solutions to problems..."

— Jennifer Mccue, President & Chief Executive Officer, Bethany Care Society



Edith Cavell Care Centre

The Edith Cavell Care Centre is a privately operated long term care facility for seniors. It is unique in that the project was built in an historic residential district in Lethbridge.

Development guidelines required that this large 120-bed care facility fit in with the numerous single family homes in the area and not create an "institutional" appearance.

A major challenge to the project was its construction on a very constrained site, as well as the fact that the construction had to be phased to allow the existing senior's facility on site to remain operational.



Chinatown Care Centre

This 100-bed care facility was a true success story, completed ahead of schedule and within budget. Built on a structural concrete design, comprised of 73,000 ft² over three floors, the facility provides 75 continuing care beds and 25 support housing units to Edmonton's Chinese community.

Bird self performed the concrete and form work scope of work and advanced the schedule start for the finishes trades by splitting the project into two sections. The East half of the structure was built up on to roof level prior to starting construction of the West half. This technique allowed the finish trades to start earlier, and as a result the entire project was completed two months ahead of schedule.



Shepherd's Care, Vanguard College

This faith-based age-in-place facility provides a variety of care options within a single structure. The Vanguard building mimics the 1914 Vanguard College to compliment the historic venue and blend seamlessly into the community.

The five-storey addition supplied 142,473 ft² of much needed space for residents and staff. Innovations include barrier-free showers and the implementation of Smart Condo, which monitors residents as well as a variety of specific care requirements.

The installation of additional insulation on the roof and exterior walls, triple-glazed windows, high-efficiency elevators, and highly effective and efficient heat pump mechanical heating systems reduce operating costs and increase resident comfort.



Louis Brier, Home & Hospital

This 60-unit home and hospital was constructed for the Jewish Community. It is located at 41 Avenue and Oak Street in Central Vancouver.

The project is three storeys on top of a single level of underground parking. The first level has 20 multi-level care suites, and is concrete construction. The second and third floors house 40 residential retirement units and is of wood frame construction.

"Working in and around an existing hospital facility and ensuring that all the critical services are maintained is a difficult undertaking. Bird [Stuart Olson] stood the course, and in my view, demonstrated their commitment to the work and the contract."

— John C. Armitage, Project Manager, Louis Brier Home & Hospital



Chinook Care Centre

This long-term care facility is located in Calgary, Alberta. The 3-storey structural steel stud building is situated over a 1-storey parkade structure. The project was delivered using the construction management project delivery method, which allowed for innovative solutions during preconstruction to bring the project in on budget and meet the required schedule.

This project was followed by the Chinook Care Centre Rejuvenation project which provided additional space for the clients' growing needs.



Country Meadows

This 100-bed, energy efficient, single level personal care home is located in Neepawa, Manitoba. The seven wings are wood-framed with metal siding. Five of the wings feature 20 suites per wing to house residents. The sixth wing has kitchen, dining area, fireside lounge with fireplace and multi purpose room. The seventh wing is for administrative staff and offices.

Constructed to achieve LEED® Silver certification, the building uses geothermal system for heating and cooling, and is designed for overall energy efficiency and building performance.



Place Ste. Anne

This 25,300 ft² seniors' housing complex is located in the rural town of Ste-Anne, Manitoba. It is surrounded by mature farmland and golf course, and the North and East property boundaries provide a view of the open prairie landscape.

The 2-storey building is comprised of (2) two-bedroom suites, and 26 one-bedroom suites. An elevator and a small lounge provide residents with options for social and recreational activities. The building was designed to provide a high degree of fire safety and noise privacy.



Waverley Retirement Residence

The Waverley is a charming chalet-type seniors' residence situated on seven acres in Winnipeg, Manitoba, and is surrounded by beautiful paths and trees. The residence features 121 independent living suites.

The project involved renovations to an existing 3-storey building. The work consisted of new finishes and millwork in all common areas, conversion of an existing sun room and garage to interior spaces, alterations of existing rooms to new functions, and mechanical and electrical upgrades including sprinkler rework.



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