

KOLER
BUILDERS™



KOLER
BUILDERS™

WE
MAKE
TIME.

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AT OUR MOST ELEMENTAL.

KOLER Builders understands the importance of time;

it is an invaluable resource. When you have it, projects are planned, completed and delivered on schedule. When you give it, relationships are strengthened, there is a clear understanding of expectations, and construction as a process evolves into a partnership between people who implicitly trust each other.

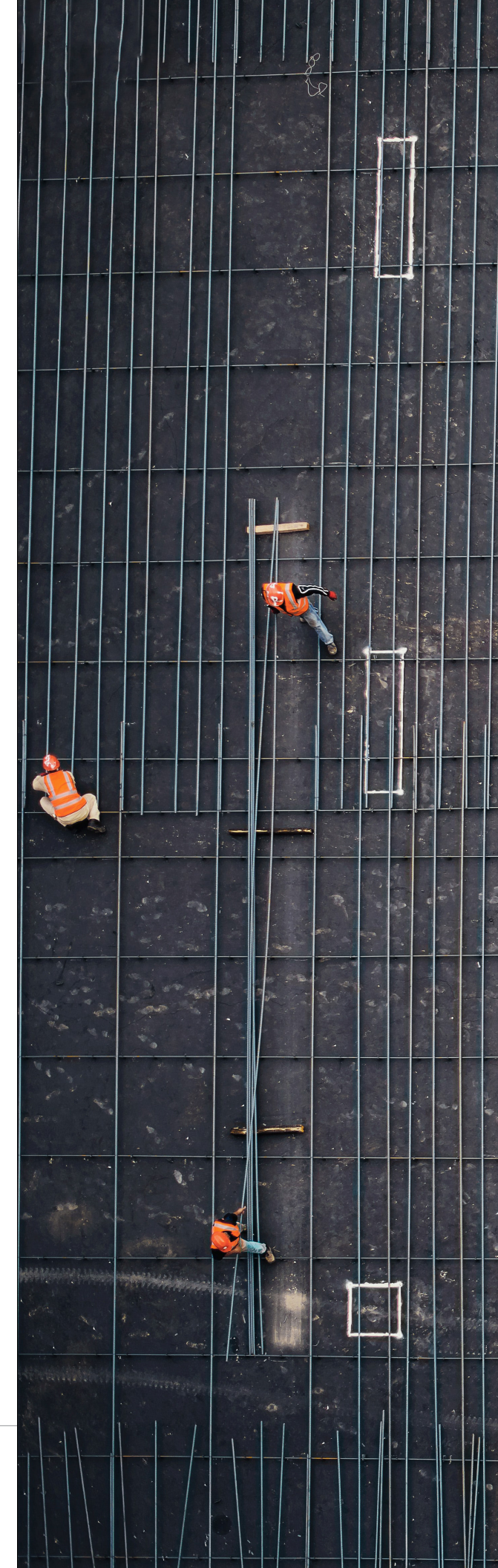
KOLER Builders does more than create buildings,

We Make Time.

WHO WE ARE.

A leader in the construction of multi-residential communities and retirement homes, institutional facilities, industrial estates and commercial holdings throughout southern Ontario—specializing in mid-rise developments.

Together, our management and construction experts have decades of experience delivering exceptional projects within strict budgets and schedules. From pre-development through to project completion, whether a new construction or renovation, KOLER will tailor a comprehensive list of services to meet your each and every need.



A COMPANY CONNECTED.

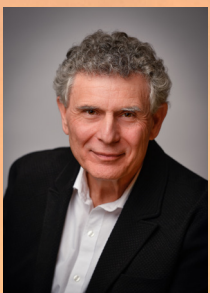
As a second generation company,
we have inherited rich expertise and deep ties within the industry,
an advantage that drives us to continue exceeding our clients’
expectations for innovative buildings in prime locations.



YANIV GELLER
FOUNDER AND PRESIDENT

Leading KOLER since its inception, Yaniv is also president of its parent company, Bryon Equities Inc, a Canadian real estate investment firm with a portfolio of commercial, industrial and residential properties, including several retirement homes managed by Greenwood Retirement Communities.

- ACHIEVEMENTS**
CAROLINE PLACE
ABERDEEN GARDENS
ADELAIDE PLACE
APPLEWOOD
HARMONY HILL
WINCHESTER GLEN



JOHN MIOLLA
VICE PRESIDENT, OPERATIONS

A member of Professional Engineers Ontario and the Canadian Construction Association, John teaches at the Angelo DelZotto School of Construction Management at George Brown College, is Professional Gold Seal Certified, LEED Accredited, and a Chartered Arbitrator (C.Arb) at ADR Institute of Ontario.

- ACHIEVEMENTS**
1 ST. THOMAS
MARKET WHARF
SOHO HOTEL & RESIDENCES
CUMBERLAND PLAZA



MITESH PATEL
CHIEF ESTIMATOR

With more than 30 years of experience, Mitesh, Professional Gold Seal Certified, is responsible for pre-construction services, estimating, procurement and value engineering, from researching materials and preparing take-offs, to developing overall projects costs and awarding contracts.

- ACHIEVEMENTS**
LCBO
TD CANADA TRUST
LOCOCOS
THE BEER STORE



RON VALDEZ
DIRECTOR OF CONSTRUCTION.

Ron has over 25 years of experience in civil engineering, delivering projects with a combined worth of over \$2 Billion, with a speciality in construction project management. Involved in over \$10 Billion in development programs, his diverse portfolio includes design-build and renovation projects.

- ACHIEVEMENTS**
STUDENT HOUSING, YORK UNIVERSITY
SHERATON CENTRE TORONTO
5-STOREY UNIVERSITY BUILDING, HUMBER COLLEGE
AGA KHAN MUSEUM

THROUGH TECHNOLOGY.

Embrace innovation.

Well versed in the latest hardware, cloud-based software and 4D simulators, we output high-quality drawings to catalyse productivity and eliminate dilatory procedures. Our specialized teams leverage innovative project planning systems to manage, schedule and monitor progress on an as-built, real-time basis. Headed by proactive management, following a wealth of data and analytics, they collaborate in design, iterate models and coordinate timelines—all while upholding the highest quality of construction that each client deserves. We remain mobilised, our stakeholders stay involved, and the project moves with a predictability never before seen in the industry.

Mixed reality is a technology that merges real and virtual worlds to let clients see the existing space overlaid with holographic data from a 3D model.

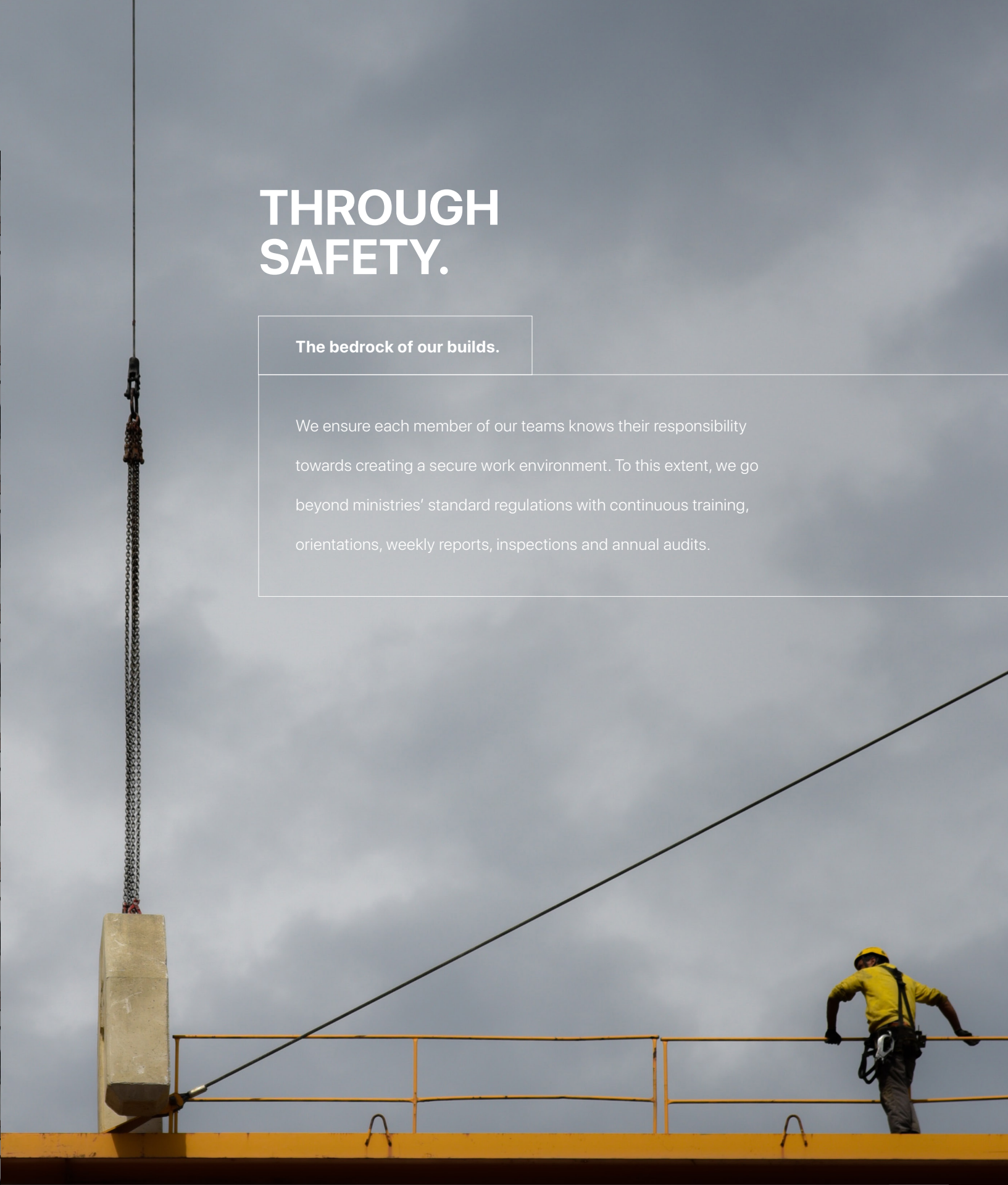
KOLER BUILDERS™



THROUGH SAFETY.

The bedrock of our builds.

We ensure each member of our teams knows their responsibility towards creating a secure work environment. To this extent, we go beyond ministries' standard regulations with continuous training, orientations, weekly reports, inspections and annual audits.



PROVIDING INDUSTRY-SETTING SOLUTIONS.

We are the forefront of construction technology.

CONSTRUCTION MANAGEMENT

KOLER gets involved early in the lifecycle, lending expertise in methods, costs, scheduling, technology and design alternatives, to achieve operational excellence and complete the project within set parameters. We engage all trade subcontracts—who are directly contracted with the owner—to ensure they each perform in the most efficient and cost-effective manner.

- Expedite Construction and Sequenced Tendering
- Full Access to KOLER's Executives, Estimators and Augmented Reality, Design and Project Management Teams
- Ability to Update Budgets During Design, Obtain Pricing on Specific Materials and More
- Adhere to Market Pricing
- Highest Transparency: All Contracts With the Owner

CONSTRUCTION MANAGER AT RISK

KOLER enters the project early and works with the owner to provide input on design and its alternatives, constructability, options analysis and cost. In this method, similar to Construction Management, KOLER engages with all trades and suppliers, but now we assume the responsibility for hiring the vendors and take on the risk directly.

- Expedite Construction and Sequenced Tendering
- Full Access to KOLER's Executives, Estimators and Augmented Reality, Design and Project Management Teams
- Ability to Update Budgets During Design, Obtain Pricing on Specific Materials and More
- Adhere to Market Pricing
- Cost Transparency
- Control and Procurement of Subtrades, Administration and Related Risk With Construction Manager

PROVIDING INDUSTRY-SETTING SOLUTIONS.

DESIGN-BUILD

One company, one contract. Under this delivery system, KOLER assumes full charge of the project, providing both design and construction services according to the owner’s vision. The result is a faster delivery method and lower requirement of contingencies, if the owner has provided a comprehensive program of guidelines and specifications.

- **Faster Delivery**
- **Mutual Understanding of Requirements**
- **Limited Owner Control Means Less Owner Risk.**

Recommendation:

Should be selected if the Owner is able to compile a detailed program, guidelines and specifications for the Design Builder to provide a price for the project. Having a detailed set of requirements will enable the Owner to achieve the design envisioned and mitigate risks. This method of delivery is most recommended to the Owner least experienced with respect to the design process and construction.

DESIGN-BID-BUILD

The traditional method of project delivery, the owner manages the design phase, which goes out to tender for the construction phase. This process establishes the best price based on the existing parameters, provided the drawings are well established and the design offers the best constructable solution.

- **Best Possible Pricing**
- **Longer Transition Period From Design to Execution**
- **Revisions During Construction Can Be Costly**
- **More Time Required to Complete Projects**

Recommendation:

This method is not recommended for complex projects, major renovation projects where unexpected changed may occur, or construction projects where the drawings are not well developed. Owners should select this method of delivery for simple projects and/or projects where the drawings and specifications have been fully developed and best if the opportunity to do so in conjunction with a qualified general contractor.

KOLER THROUGH THE COUNTRY.

HARMONY HILL PHASE II – INDEPENDENT SENIORS RESIDENCE



LOCATION: OSHAWA, ON
OWNER: BENSON STREET GP LTD.
CONSULTANT: GLOBAL ARCHITECTS INC.
TOTAL UNITS: 80 SUITES

ELECTRICAL: TRISTAR ENGINEERING
MECHANICAL: TRISTAR ENGINEERING
STRUCTURAL: HANNIGAN ENGINEERING LTD.

PHASE II – The Forest apartment building contains 80 independent living suites; 24 one bedroom + den, and 56 two bedroom + den with emergency call systems in each apartment. This is a wood-frame structure building with panelized wood walls, cold form I-joists, structural steel with pre-cast balconies, and a connecting bridge on the third floor to Phase I.

ADELAIDE PLACE PHASE II – INDEPENDENT SENIORS RESIDENCE



LOCATION: LINDSAY, ON
OWNER: LINDSAY RETIREMENT HOME GP LTD.
CONSULTANT: GLOS ASSOCIATES INC.
TOTAL UNITS: 90 SUITES

ELECTRICAL: E-LUMEN
MECHANICAL: GLOS ASSOCIATES
STRUCTURAL: RJC ENGINEERS

PHASE II – Constructed with concrete and steel structure with panelized cold form walls, joists and structural steel with pre-cast balconies, The Adelaide Place Independent Apartments contains 90 independent living suites with a dining room and server, lounge, party room and billiards room that will be linked to the existing development and provides a parking garage with a green roof and outdoor amenities on the parking roof deck.

KOLER THROUGH THE COUNTRY.

WINCHESTER GLEN RETIREMENT COMMUNITY



LOCATION: OSHAWA, ON
OWNER: SIMCOE STREET GP LTD.
CONSULTANT: G ARCHITECTS INC.
TOTAL UNITS: 201 SUITES

ELECTRICAL: FORTECH ENGINEERING
MECHANICAL: GPY & ASSOCIATES
STRUCTURAL: RJC ENGINEERS

Winchester Glen Retirement Community consists of 124 retirement suites and 77 independent apartments. This 5-storey above ground complex also has underground/ground level parking, activity room, bistro/cafe, chapel, wellness center, recreation room, outdoor spaces, fitness centre, salon and barber shop, laundry facilities, library, lounge with fireplace, and a private dining room with kitchen. Winchester Glen's backbone consists of a concrete and steel structure with panelized cold form walls, joists and structural steel with pre-cast balconies.

HARMONY HILL RETIREMENT COMMUNITY – PHASE I



LOCATION: OSHAWA, ON.
OWNER: BENSON STREET GP LTD.
CONSULTANT: GLOBAL ARCHITECTS
TOTAL UNITS: 205 SUITES

ELECTRICAL: TRACE ENGINEERING
MECHANICAL: TRACE ENGINEERING
STRUCTURAL: JABLONSKY, AST & PARTNERS

Built with a wood frame, structural steel elements and pre-cast balconies, Harmony Hill is a complex providing 74, one and two bedroom independent living suites, and the 132 assisted living studio and one and two bedroom suites. Interior amenities include a commercial kitchen, dining room, heated indoor pool, fitness centre, medical offices, bistro, lounge, theatre, spa, and arts and crafts room.

FOR OUR CLIENTS, FOR OUR CUSTOMERS.

We make time for our clients.

Each project becomes a partnership, set on expectations, rooted in trust. Within each building is an experience, a place to work, play and live. Those who step inside a KOLER project walk into the start of something new; a unique opportunity to begin a new lifestyle, reinvent the traditional and look forward to the months, weeks and days ahead.

We make time for our customers.

CONTACT US.

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MEET THE PARTNERS.

LEV LIVING

LEV Living is a new approach influencing the lived experience of countries in North America, Europe and Asia. Incorporating these different cultures and outlooks, their diverse technologies and systems, LEV’s master-planned communities, multi-family homes and retirement residences take on a worldly view. The principle: build inside out, which means everything begins and ends with you.

BYRON EQUITIES INC.

Byron Equities Inc. is a Canadian real estate investment company situated in Toronto, Ontario. Formed to acquire and grow a portfolio of cash flowing assets, Byron has been sourcing opportunities and realizing value through the purchase of existing properties, the development of new properties, and by unlocking upside opportunities.

GREENWOOD RETIREMENT COMMUNITIES

Greenwood Retirement Communities manages retirement residences in Ontario, from Peterborough to Hamilton. Their portfolio continues to grow, year over year, having added eight residences to their management in under nine years. Their philosophy: a home is not where you live, but where you are understood.

PAST TEAM ACHIEVEMENTS.

LOCAL

- Fairmont Hotel and Resort (5-Star), UAE - **US\$231M**
- Aurora Senior’s Residence - **\$65M**
- Bianca Condominium - **\$85M**
- Glen Abby Senior’s Residence - **\$4M**
- Elgin Mills Senior’s Residence - **\$4M**
- Elgin Mills Senior Residence - **\$20M**
- Tridel Head Office Renovation - **\$8M**
- Perspective Condo Phase 1 - **\$20M**
- Perspective Condo Phase 2 - **\$50M**
- Yorkville Plaza North Tower - **\$85M**
- 200 Cumberland St. - **\$100M**
- Market Wharf Phase 1 - **\$25M**
- Market Wharf Phase 2 - **\$75M**
- Edgemere Estates Phase 1 - **\$20M**
- Hilton Suites- 4 Star Hotel - **\$60M**
- SoHo Metropolitan (4 Star Hotel/Condo), Toronto - **\$45M**
- St. Thomas Condominium, Toronto - **\$100M**
- St. Andrews on the Green Condo, Toronto - **\$27M**
- The Hazleton Hotel and Condo (5-Star), Yorkville - **\$45M**
- York University, Glendon Campus - **US\$3.5M**
- Sheraton Centre, Toronto - **US\$65M**
- Beth Tzedec Congregation, Toronto - **US\$7.2M**
- Humber College, University Building - **US\$5.5M**
- Aga Khan Museum - **US\$5.5M**

INTERNATIONAL

- Saadiyat Rotana Resort & Villas (5-Star), UAE - **US\$220M**
- Al Silaa’ Private School, UAE - **US\$37M**
- Oryx International School-Messimer, Qatar. - **US\$80M**
- Worker Hospital at Ras Laffan, Qatar - **US\$200M**
- Heritage Quarter (Phase 1A), Qatar - **US\$90M**
- Ikea Box, Qatar - **US\$70M**
- Viva Bahria, Qatar - **US\$180M**
- Porto Arabia, Qatar - **US\$190M**
- La Cigale Hotel, Qatar - **US\$100M**
- Four Seasons Hotel, Syria - **US\$100M**
- Campus of Kalamon Privet University, Syria - **US\$25M**
- International City (Phases 2 & 3), UAE - **US\$800M**
- Chatham House, Philippines - **US\$19M**
- Fort Bonifacio Global City, Philippines - **US\$500M**



ST ANDREW ON THE GREEN



FOUR SEASONS, DAMASCUS



1 THOMAS STREET, TORONTO



HAZELTON HOTEL, TORONTO

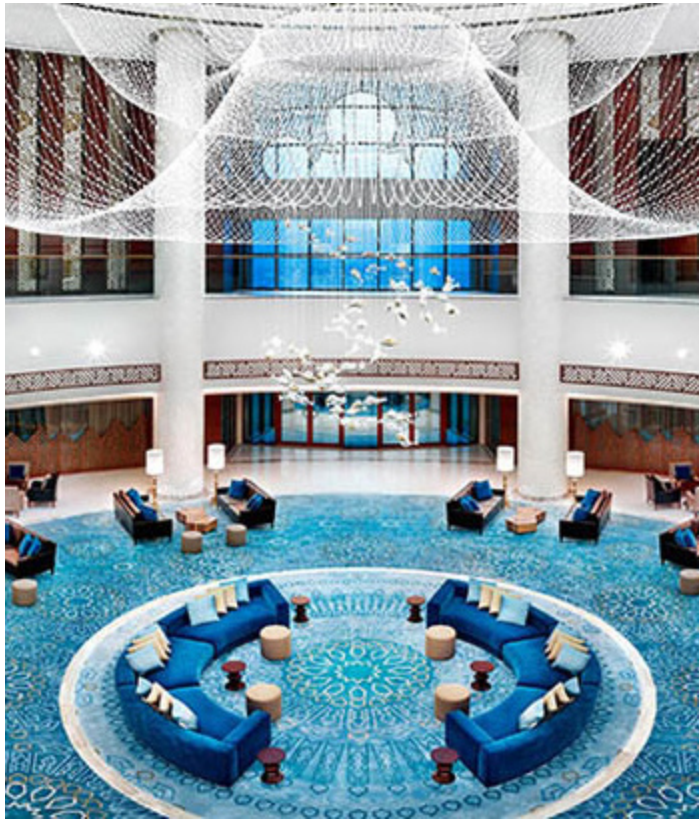
INTERNATIONAL INFLUENCERS COME TOGETHER AS YOUR TEAM.



MSHEIREB MUSEUMS - HERITAGE HOUSES, QATAR



FAIRMONT, AJMAN, UAE





IKEA BOX, QATAR



KOLER BUILDERS™

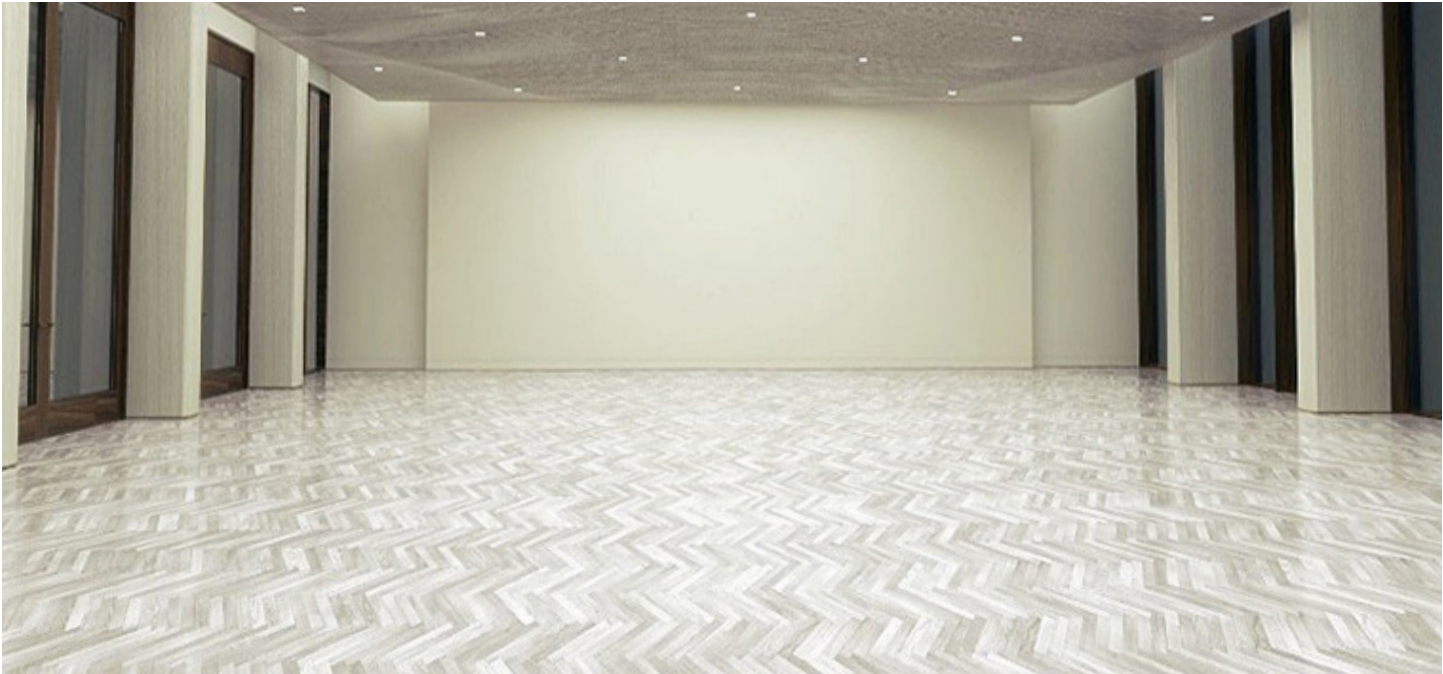


RAS LAFFAN HOSPITAL, QATAR





AGA KHAN MUSEUM, TORONTO



BETH TZEDEC CONGREGATION, TORONTO





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