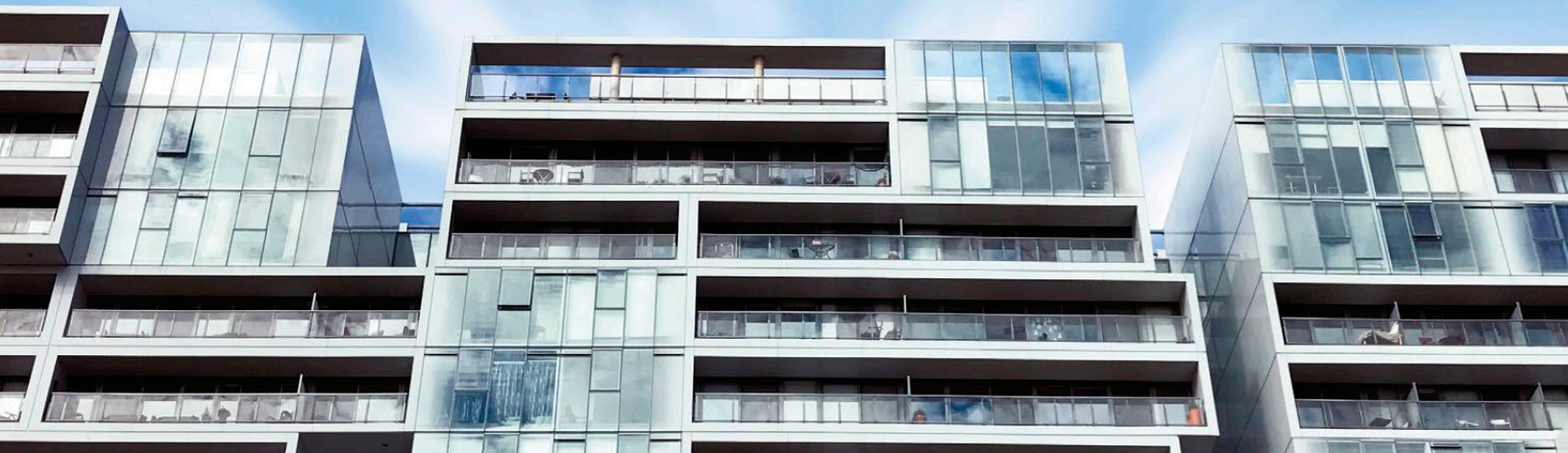




**Your Partners for
Building Engineering & Capital Planning**

Professional engineering you can trust



3200 Dufferin St.
Suite 300, Toronto
ON M6A 3B2
647.478.6291
info@synergypartners.ca

<http://synergypartners.ca>



Synergy [sɪn'ər-jē] *noun*:

The interaction or cooperation of two or more organizations to produce a combined effect greater than the sum of their separate effects.

WHO WE ARE

Synergy is a 100% employee-owned consulting firm focused on building engineering and capital planning. Founded in 2014 by six industry-leading engineers, Synergy has grown significantly to become a trusted engineering firm in the Canadian real estate industry.

We pride ourselves in being wholly-owned by our employees and we believe in treating our clients and employees as valued partners. Our team is comprised of a talented, experienced, and diverse group of engineers, building science professionals, and support staff.

We provide engineering services to various real estate market sectors including:



Commercial (office, retail, industrial)



Condominium



Multi-unit Residential



Institutional

Our clients include building owners, property managers, asset managers, developers, architects, and financial service providers.



Trust

We will earn our clients' ongoing trust by meeting their specific needs and expectations.



Innovation

We will continuously look for creative solutions to maximize value and efficiency.



Investment

We will invest the time and capital required to support best of class careers and services.



Teamwork

We will provide a progressive and enjoyable project experience based on collective success.



Respect

We will achieve mutual respect through integrity, clarity and empathy.

Sam Evangelista

BASc, P.Eng., — Managing Principal

Sam is a building restoration specialist who is especially well-known for his technical knowledge of structural repairs and waterproofing.

Sam has a reputation for providing successful, cost-effective solutions that are tailored to suit clients' individual requirements. Coupled with his technical expertise, Sam relies on his experience to build our talented, dedicated and respected team here at Synergy. Sam participates in many industry associations and has developed many long-term relationships with both clients and industry leaders.



Sally Thompson

M.Sc., P.Eng., — Managing Principal

Sally delivers high quality property condition assessments, reserve fund studies and performance audits. Sally believes that clients value sound, reliable advice over the lowest price, but, in exchange, can be counted on to give 100% to everything she does.

Sally, who is a Past-President of CCI-Toronto, is committed to improving the condominium industry. She sits on the Tarion Condo Task Force and a PEO reserve fund study committee. Sally has been heavily consulted as an expert on the Condominium Act amendments and is frequently asked to present at conferences and seminars.



Peter Wight

BScEng, P.Eng., — Managing Principal

Pete is a capital planning specialist. Pete has a passion for working on fast-paced, complex due-diligence projects and has worked on numerous high-profile property transactions. Clients trust Pete to develop reliable capital forecasts within tight due diligence timeframes.

At Synergy Pete is a go-to resource for team members seeking guidance. His willingness to support and mentor the next generation of engineers, combined with deep industry experience and knowledge of how buildings deteriorate and are repaired provide the rest of the team with ample opportunity for continuous learning and professional growth.

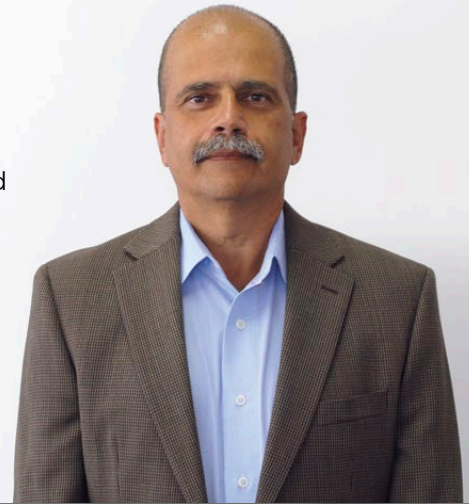


Naj Jivaji

BSc. (Civil), P.Eng., PMP — Managing Principal

Naj is a project management and building restoration specialist. Naj drives success by developing the strong relationships required to understand his clients' business needs. He then meets those needs quickly and efficiently. Naj is never afraid to 'go-to-bat' for his clients, believing that he has been trusted with their interests.

Naj is an invaluable technical and project management resource for the Synergy team. Naj is known as an excellent team builder and sets an example to our team members for managing projects to meet client expectations and building lasting relationships with all stakeholders.



David De Rose

MASc, P.Eng., — Managing Principal

David is a building enclosure specialist with over 20 years of experience evaluating building enclosure performance problems in existing buildings and providing enclosure design advice for new buildings.

David is the Chair of the CSA A440.6 high-exposure fenestration subcommittee and Vice-Chair for CSA-S478 Standard on Building Durability. He is a Part-time Professor at Ryerson University's Master of Building Science program. He is a past-president of OBEC. His expertise and mentorship help propel the professional growth and knowledge base of the Synergy team to new heights.



Sean Allman

BAsc, P.Eng., — Managing Principal

Sean is a capital planning specialist with a reputation for delivering quality property condition assessment reports. Sean has evaluated thousands of properties including many complex, high-profile assets. Sean's passion lies in delivering quality solutions that clients value.

At Synergy, Sean is known as a technically-detailed and quality-focused team leader, driving project teams to consistently improve the quality of service delivered to clients. His ability to balance business initiatives while leading project teams and maintaining client relationships provides an excellent example for the future leaders of Synergy.



Synergy provides engineering services for new and existing buildings. Our clients trust us to provide honest and reliable building engineering and capital planning advice for strategic management of their real estate assets.

Property Condition Assessments

We help real estate owners and managers plan for future capital renewal of their properties. Synergy has completed PCAs for some of the largest and most complex portfolios of properties across Canada. We are a trusted advisor, because we are willing to “dig in” on issues and can successfully identify and quantify physical risks associated with real estate ownership even when looking at now-obsolete construction. We often extend our base PCA mandate to incorporate additional specialists and/or specialized testing such as suspended stage access, roof test cuts, and mechanical system investigations to get the information required so that our clients can make well-informed decisions. Our PCA services are tailored to the specific needs of our clients and we often complete assignments within very tight timelines.

Reserve Fund Studies & Performance Audits

We provide reserve fund studies for condominium corporations throughout the Greater Toronto Area. We also provide performance audit services for new condominiums to support warranty claims to Tarion, the warranty provider for newly-built homes in Ontario. Synergy has completed reserve fund studies and performance audits for all types and sizes of condos including high-rise multi-residential, townhouse complexes, and commercial condos. Our team members have played a key role in influencing condominium legislation to improve the protections provided to condominium owners and are trusted to be industry-leaders.

Restoration Engineering

We provide restoration engineering services for all types of existing buildings across all real estate market sectors. We evaluate building components, assemblies and systems, and design and manage capital projects related to repairs, restoration and renewal of existing buildings. Synergy can handle the latest-and-greatest building systems, but also has a strong understanding of older, now-obsolete construction methods. Synergy's strength is in building long-term, trust-based relationships with owners and managers of existing buildings. We have completed restoration engineering projects for some of the top real estate firms in the country. We develop repair and renewal strategies that are proven to be both durable and cost effective, providing options to help clients meet both long and short-term objectives.

Enclosure Engineering

We support developers, builders, and architects with the design and construction-review of building enclosure systems for new buildings. Synergy helps ensure that the design objectives for the building enclosure are realized. We provide support at the conceptual, preliminary and detailed design stages, and follow-through with construction review of the building enclosure when components are being built in the factory and assembled on site.

Our knowledge of how enclosure systems work and how they deteriorate with time is incorporated into our new design advice. This helps our clients develop buildings that are more durable, repairable, and energy efficient. We invest in ensuring our knowledge remains current through ongoing training and by sitting on relevant Standards committees.

WHY WORK WITH SYNERGY PARTNERS ON YOUR NEXT PROJECT?

We pride ourselves in being the go-to building engineering and capital planning firm for the Canadian real estate industry. We believe in treating our clients and our employees as valued partners. Our key differentiators include:



Experience

Our experienced and integrated teams are entirely focused on existing building restoration engineering, new building enclosure engineering, and capital planning.



Engagement

We bring the experience of our entire team to bear by involving senior members on each project and sharing our knowledge.



Knowledge

We have a vast knowledge of different construction techniques (including many which are now obsolete), how building systems and components deteriorate, and repair strategies.



Ownership

We are an entirely employee-owned firm. We are not influenced by outside ownership groups or third-party investors. For this reason, we can take a long-term view and we truly value the long-term relationships we build with our clients.





SYNERGY
PARTNERS

<http://synergypartners.ca>



SAMPLE PROJECTS

Reserve Fund Studies

Reserve Fund Studies & Performance Audits



Shangri-La: 180 University Ave, Toronto, ON

Client: TSCC 2258 c/o Brookfield Condo Services
Year: 2017

Reserve fund study for the condominium portion of this 65-storey multi-use tower and 8-level underground parking garage. There are 392 residential suites on floors 18 to penthouse and a hotel in the lower portion of the building. Many building components are included in a cost-sharing agreement.



50 Absolute Ave, Mississauga, ON

Client: PSCC 939 c/o Crossbridge Condominium Services
Year: 2016, 2019

Reserve fund study for the 50-storey tower, which includes 457 residential and 5 commercial units. There is a 5-way and a 2-way cost sharing agreement related to the property. We updated the study in 2019, at which point we were also asked to complete the shared facilities study.



The St. Regis: 325 Bay St, Toronto, ON

Client: TSCC 2267 c/o InnVest Hotels
Year: 2018

Reserve fund study and audit to identify reserve fund eligible expenditures for the hotel condominium portion of this 58-storey combination residential/hotel tower. Study covers components and facilities that are shared between the hotel and residential corporations.



1 Benvenuto Pl, Toronto, ON

Client: TSCC 1759 c/o Malen Capital Corporation
Year: 2020

Reserve fund study for this 7-storey residential building and 3-storey standalone parking structure. The building was initially constructed circa 1955 as two separate entities (apartment west wing and hotel east wing), and the entire building was converted to a condominium circa 2006. The property is designated as a heritage property.

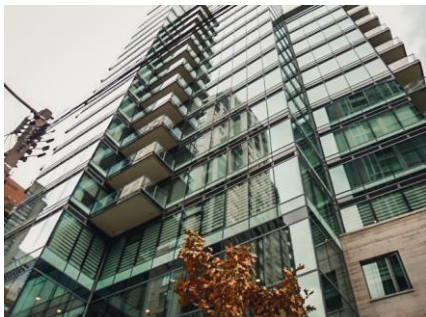


277 Davenport Rd, Toronto, ON

Client: TSCC 2670 c/o Lakeview Property Management
Year: 2019

Reserve fund study and performance audits for this 7-storey boutique condominium. The building includes 9 residential units (including two that are 2-storey units), a 2-storey commercial unit, and a 2-storey underground parking garage accessed by car elevators.

Reserve Fund Studies & Performance Audits



77 Charles St W, Toronto, ON

Client: TSCC 2414 c/o ICC Property Management
Year: 2018

Separate reserve fund studies for this 2012 condominium building and its shared facilities. The 16-storey building includes 50 residential units as well as a college. The college is a separate entity with the municipal address as 75 Charles St. W.



16 Brookers Ln, Toronto, ON

Client: TSCC 2264 c/o Maple Ridge Community Management
Year: 2018

Reserve fund study for this 39-storey condominium tower constructed in 2012. The property includes 389 residential units and 14 commercial units over a 5-storey underground parking garage.



280 Donlands Ave, Toronto, ON

Client: TSCC 2484 c/o Comfield Management Services
Year: 2016, 2020

Reserve fund study and performance audits for a condominium constructed between 2011 and 2016. The building includes several unique systems including solar wall cladding that preheats the make-up air and a solar panel array that preheats the domestic hot water. We updated the study in 2020.



2 Anndale Dr, Toronto, ON

Client: TSCC 2364 c/o Crossbridge Condominium Services
Year: 2019

Reserve fund study for this 2013 condominium tower, which includes 347 residential units and 39 commercial office units in a 34-storey tower and floors 3-5 of the adjoining 4773 Yonge Street. The reserve fund study excludes most of the amenities, which are covered by a separate study for shared facilities.



55 Ann O'Reilly Rd, Toronto, ON

Client: TSCC 2580 c/o DEL Property Management
Year: 2018

Reserve fund study and performance audits for this 2017 building with 587 residential units. It consists of a 43-storey tower and an 8-storey tower connected by a lobby and amenities on the ground floor. Amenities are included in the study.

Reserve Fund Studies & Performance Audits



1300 Bloor St, Mississauga, ON

Client: PCC 171 c/o Whitehill Residential
Year: 2017

Reserve fund study for this 1977 condominium with 300 residential suites in a 26-storey tower. The site includes a single-level underground parking garage, tennis courts, and penthouse-level pool and health club.



58 Marine Parade Dr, Toronto, ON

Client: TSCC 1826 c/o Crossbridge Condominium Services
Year: 2019

Reserve fund study for this 15-storey building constructed as two 10-storey towers above a 5-storey U-shaped podium. The entire building is operated as one corporation and includes 270 residential units, 2 guest suites, 9 commercial units, and a three-level underground parking garage. There are two cost sharing agreements with the neighboring properties.



25 Malcolm Rd, Toronto, ON

Client: TSCC 2657 c/o FirstService Residential
Year: 2019

Reserve fund study and performance audits for this 7-storey building with 66 residential units and one guest suite. The building includes 12 townhouse units with patios on the ground floor that exit to the exterior.



284-300 Mill Rd, Toronto, ON

Client: YCC 266 c/o Crossbridge Condominium Services
Year: 2018

Reserve fund study for this condominium complex, which includes four 16-storey towers and a selection of amenities, all under a single corporation. There are 498 residential units in the complex, which was constructed in 1974. We updated this study in 2020.



94 Crescent Rd, Toronto, ON

Client: MTCC 604
Year: 2017

Reserve fund study for this 4-storey condominium building with 10 residential suites. The building was constructed in the 1950s and converted from a rental apartment building into a condominium in 1983.



SAMPLE PROJECTS

Evaluations & Repairs

Featured Project

40 Alexander, 50 Alexander, 55 Maitland – Village Green, Toronto ON

Client: Greenrock Real Estate Advisors

Year: 2015 – 2017



The complex at Village Green consists of three residential buildings, constructed in 1964; 50 Alexander St., 40 Alexander St. and 55 Maitland. There is a shared, two level underground parking garage with 637 parking stalls accessed via two one-way garage entrance ramps. There is a landscaped courtyard with large fountain between all three buildings and driveways leading to the main entrance at each building. Synergy was retained to develop an RFP for the services of a Landscape Architect to design the new landscaping. Specifications and tender documents were developed for the waterproofing and new landscaping at the entire roof slab. Construction review and contract administration services were provided during the construction.



Evaluations & Repairs – Parking Garages



Shangri-La: 180 University Ave, Toronto, ON

Client: TSCC 2258 c/o DEL Property Management Inc.
Year: 2018 – 2019

The property includes an eight-level underground parking garage. Synergy provided design, specification, construction review and contract administration services for targeted waterproofing repairs in the garage to address identified problems with leakage and deterioration. Synergy was also retained to complete a stack effect review at this property.



77 Bloor St W, Toronto, ON

Client: Morguard Investments Ltd.
Year: 2015

The building is a 22-storey office building with a two-level underground parking garage. Synergy provided a parking garage evaluation and developed a scope of repairs. Synergy prepared specifications and tender documents. Construction review and contract administration services were provided during construction.



3131 Bridletowne Cir, Toronto, ON

Client: YCC 400 c/o DEL Property Management
Year: 2018

This 23-storey building was constructed in 1977 with an underground parking garage. The corporation was in the middle of a multi-year garage roof slab rewaterproofing project but was unhappy with the previous consultant, so Synergy was hired to complete construction review and contract administration for the remainder of the project.



284-300 Mill Rd, Toronto, ON

Client: YCC c/o Crossbridge Condominium Services
Year: 2018 – 2019

The corporation consists of four 16-storey residential buildings and a common two storey parking garage. The complex is about 42 years old. Synergy provided design and specifications for localized repairs to both the roof slab and interior suspended slab. Construction review and contract administration services were also provided for the repairs.



225 Davisville Ave, Toronto, ON

Client: Greenrock Real Estate Advisors
Year: 2015

This 25-storey residential building has a two-level underground garage. Synergy prepared specifications and tendered the work. The repair strategy included replacement of the top half of the intermediate slab, new elastomeric vehicular traffic topping and new expansion joint waterproofing systems.

Featured Project

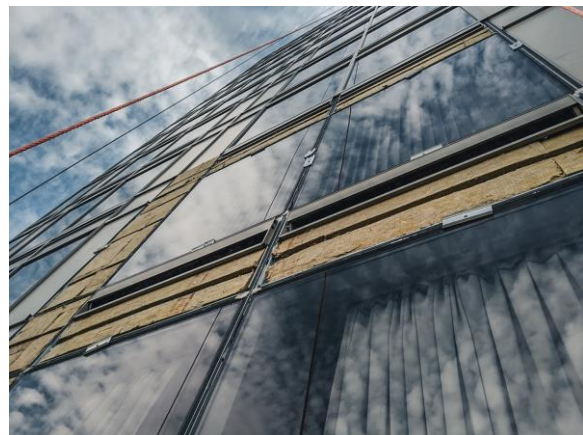
Palace Place: 1 Palace Pier Crt, Toronto, ON

Client: MTCC 1053 c/o Crossbridge Condominium Services

Year: 2018 – 2020



Palace Place is a 47-storey tower clad with a unitized curtain wall system. The building was experiencing air and water leakage through the curtain wall at isolated locations. We carried out an evaluation and developed specifications to address the reported issues by renewing the concealed seals, restoring the intended drainage pathways, and replacing/supplementing the water-shedding seals. The repairs were carried out on several drops in the first year (as a trial). The repairs completed to date have been successful at addressing the reported leakage and are subsequently being implemented to address the remaining reported leak locations.



Evaluations & Repairs – Windows / Glazing



The St. Regis: 325 Bay St, Toronto, ON

Client: TSCC 2267 c/o InnVest Hotels
Year: 2018

The building was experiencing issues with the curtain walls including cover cap disengagement. Synergy reviewed the curtain wall from swing stage to understand the cause of the loose cover caps and recommended repair strategies to mitigate potential fall hazards. Synergy was also retained to complete a stack effect review at this property.



1101 Bay St, Toronto, ON

Client: Oxford Properties Group
Year: 2014

Synergy was retained to provide evaluation, design, specifications, construction review and contract administration services for the window retrofits at this building.



1175 Dundas St W, Mississauga, ON

Client: Centurion Property Associates
Year: 2017 – 2018

The property comprises a 13-storey residential building with 104 apartments. The original windows consisted of single glazed units in aluminum frames in punched openings. The balconies have sliding doors with a transom above. The scope of work for this project included the replacement of the punched windows and the sliding balcony doors.



59 Isabella St, Toronto, ON

Client: Greenwin Inc.
Year: 2015

This 14-storey residential apartment building has 101 units. Synergy provided consulting services for window replacements including preparing specifications, tendering the work and management services during construction.



323 Wellington Cres, Winnipeg, MB

Client: PCL Constructors Canada Inc.
Year: 2015

A glazing system review was completed for this 20-storey building with 104 units. Synergy identified deficiencies in the recently replaced glazing systems. Reviews were completed from the interior and exterior at all 104 suites. Air leakage was checked at targeted locations. Repairs were recommended and quality control reviews were completed during repairs.

Featured Project

The Distillery Historic District, Toronto, ON

Client: Distillery Property Management

Year: 2019 – 2020



The Distillery Historic District is a collection of Victorian industrial buildings that is designated as a national historic site. The site opened in 2003 and is widely regarded as Canada's premier arts, culture, and entertainment destination. Synergy was retained to prepare design specifications and tender documents for roof replacements at two buildings, and to subsequently perform technical review and contract administration services during the repair project.



Evaluations & Repairs – Roofs



RBC Centre, Dartmouth, NS

Client: EllisDon
Year: 2020

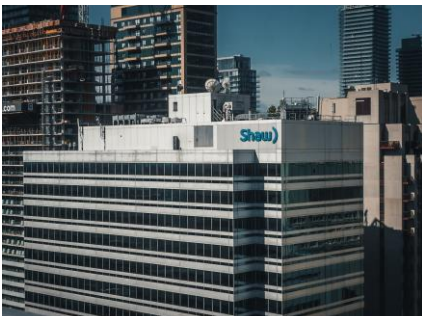
This four-pad ice arena was built in 2017 as a pre-engineered metal building. The client was experiencing condensation issues in the summer and shoulder seasons and retained Synergy to complete a peer review of another consultant's report. Synergy coordinated diagnostic testing to understand the cause of the condensation and recommend repairs.



55A Avenue Rd, Toronto, ON

Client: MTCC 1395 c/o Crossbridge Condominium Services
Year: 2018 – 2020

This building consists of a 7-storey stepped tower constructed on top of a retail mall. Synergy was hired to prepare design specifications and tender documents for roof replacement, 8th floor terrace waterproofing replacement, and targeted masonry repairs.



121 & 160 Bloor St E, Toronto, ON

Client: CSREFI Canada Leaseholds c/o Colliers International
Year: 2015 – 2016

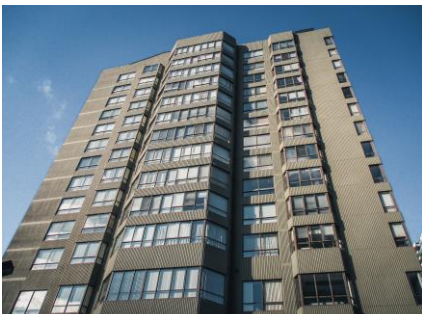
Synergy was hired as the prime consultant to replace the inverted roofs at these early 1980s buildings. Our scope included reviewing the existing conditions, providing replacement options, preparing specifications and tender documents for the selected repair strategy, and providing construction review and contract administration services.



225 Davisville Ave, Toronto, ON

Client: Greenrock Real Estate Advisors
Year: 2017 – 2018

This 25-storey tower was constructed in 1970. Synergy was hired to coordinate test cuts to review the existing roof assembly, prepare specifications and tender documents for roof replacement, and provide construction review and contract administration services.



130 Carlton St, Toronto, ON

Client: MTCC 675 c/o Royale Grande Property Management
Year: 2016 – 2018

The roof at this building includes decks, walkways, planters, pergolas, and whirlpools. Synergy was hired to design a new waterproofing system to address ongoing issues with leaks and provide associated details, specifications and tender and construction review services for the repairs and replacement of all the landscaping features and waterproofing on the roof.

Featured Project

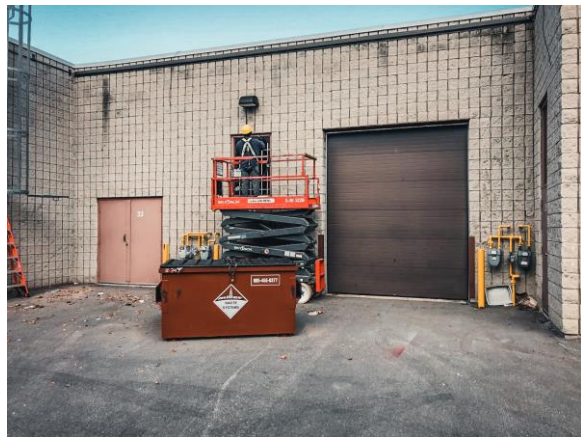
QuadReal Portfolio, ON

Client: QuadReal Property Group

Year: 2018



Sealant repairs and replacements were completed at 18 industrial buildings in Oakville, Mississauga, Vaughan, Richmond Hill and Toronto. The program involved visiting each site and meeting with the Property Manager to review issues and concerns, and agree on a scope of work to meet the approved budget for each site. A visual evaluation of the existing facades at each building was completed. Design, specifications and tenders were developed. Construction review and contract administration services were completed for the repairs.



Evaluations & Repairs – Walls and Balconies



One Post Rd, Toronto, ON

Client: MTCC 1381 c/o Crossbridge Condominium Services
Year: 2017 – 2019

Synergy was hired to provide design, specification and tender services for replacement of the exterior sealants at this four storey Bridle Path property. Synergy also provided construction review and contract administration services during the two-year project.



45 Dunfield Ave, Toronto, ON

Client: Shiplake Management Company
Year: 2015 – 2019

Synergy completed evaluation, design and tender services to repair the conventionally reinforced concrete balconies and metal balcony guards, and performed construction review and contract administration services during this multiyear project. As part of the repairs, wall repairs and exterior sealant replacements were also completed.



49 St. Clair Ave W, Toronto, ON

Client: Akelius Canada
Year: 2018 – 2019

This 7-storey rental apartment building with brick masonry exterior walls originally had balconies and terraces, but most have been enclosed. Synergy was retained to evaluate the condition of the masonry and prepare specifications and tender documents for window replacement and EIFS installation.



32 Clarissa Dr, Richmond Hill, ON

Client: YRCC 705 c/o Royale Grande Property Management
Year: 2019 – 2020

This property includes a 15-storey tower and two-level underground parking garage, both constructed with post-tensioned concrete slabs. Synergy was hired to confirm the condition of the post-tension cables by coordinating a specialized contractor to create openings in the slabs to complete visual reviews and penetration testing.



533 College St, Toronto, ON

Client: Akelius Canada
Year: 2017 – 2018

This 5-storey building constructed circa 1912 includes a timber framed structure clad with multi-wythe brick masonry with stone and metal siding accent bands. Synergy was retained to perform an evaluation of the façade and to subsequently design, specify and tender a project for targeted cladding repairs and window perimeter sealant