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Beginning

Beginning their third decade, MCI Design-Build Corporation continues to build strong working relationships, the foundation and the first step of every successful project. Drawings and specification descriptions are merely lines and words unless your design-build team fully understands the client's wishes, desires and needs. The professionals at MCI listen and make it their mission to understand exactly what it is you want and need so they can create what is best for you.

Your building will reflect who you are and incorporate the functionality and efficiencies that allow your workplace to achieve maximum performance; there are no cookie cutter approaches. Whether you are building a manufacturing plant, office tower, restaurant or church, MCI has an impeccable track record of quality workmanship, superior design, and delivery on time and on budget. Quite frankly,

MCI exceeds client expectations because the firm works with you to build exactly what you want, what you need and when you need it. MCI's strength is its dedication to efficiency and flexibility, both of which are essential when dealing with the changing conditions of the construction market place. MCI's promise to you is:

- Construct each and every project with superior workmanship and materials consistent with the client's objectives.
- Complete all projects on time and within budget by providing the most cost effective and time effective construction processes.
- Remain innovative, flexible and responsive to the client's needs.
- Ensure the best possible results are attained by continuously updating the skills of its staff, implementing advanced construction techniques and maintaining an excellent safety record.



Performance

The proof is satisfied clients and MCI has devoted over 30 years to ensure each and every client is satisfied and proud of their new facility. MCI has established an outstanding track record having successfully completed projects ranging from small to well into the

multi-million dollar range. The result of MCI's superior customer relations and service is that 80 per cent of the firm's work today is through referrals and repeat business. That is a strong testament to MCI's ability to deliver what it promises.



What is the **MCI** Difference ?

MCI is an industry leading solutions provider that integrates the latest design and construction methods and materials to provide the most efficient means of meeting the client's building needs.

Some of the foundations that contribute to MCI's leadership are:

- Devotion to building superior partnerships.
- Providing customized solutions.
- Partnerships built on reputation of integrity, quality, workmanship, and a respect for the long term client relationship.
- Understanding client's needs, allowing MCI to personalize each design-build facility.
- Simplicity - control and savings.

How MCI achieves this is through careful hiring and contracting, ensuring the people who are working with MCI or on its behalf are skilled, dedicated, and willing to go above and

beyond to give our clients a facility of which they can be proud.

MCI's staff, consultants, and trades are a group of individuals who possess many and varied skills, which collectively provide the expertise in every aspect of every project, which provides total confidence and peace of mind.

The majority of MCI employees have been with the firm for 12-15 years. The longevity of the firm's best people is because MCI has built a corporate culture that values fairness and mutual respect.

Combine that with its commitment to continuous upgrading of skills, implementation of advanced construction techniques and continuous safety training of their most valuable assets, "OUR PEOPLE", leads to an excellent safety record and our "CLIENT" receives a "POWER HOUSE" team on their project.



MCI Services

design-build construction method

The design-build method of construction is the most cost effective and efficient method available to the purchasers of design and construction services today. After more than 50 years of proven success, it is still the only method that provides a single source of responsibility for the design, costing and completion of an entire construction

project. In the tough economic conditions of today, the design-build construction method stands second to none in providing consistent quality and value at the lowest possible price. As an experienced design-builder with proven abilities, MCI is well aware of the many complexities involved in converting your building needs into reality. MCI does more than build



on time and within budget. It's depth of knowledge of zoning bylaws, site planning requirements, financing arrangements, design standards, and building code regulations enable the firm to provide complete design and construction services at lower costs and with faster delivery than any other method available. The key is to be flexible, innovative and never lose sight of the fact that construction services are often the largest single purchase made by a client. **Whether you need a complete custom turnkey, lease back project, a small expansion or renovation, or**

only partial services, MCI has maintained a stellar reputation for getting the job done. "MCI is justifiably proud of our reputation as a design-builder with integrity, providing the highest standards of services and value," says President, Paul Masse." Our progressive and well refined approach has produced successful results for numerous design-build projects, large and small." Here are some of the reasons why MCI is the number one choice for design-build construction among its current clients:



Cost Effective & Efficient

The design-build method streamlines the entire design and construction process, incorporating numerous cost-saving features. Valuable time and money are saved by developing design requirements while simultaneously obtaining competitive, accurate costs from the sub trades for their portion of the project. Combine this approach with MCI's fast-track construction methods, guaranteed maximum pricing that takes the risk of overruns out of your hands, value engineering, experienced site supervision and quality control, and you have the



most cost-effective and time-efficient construction process available ... guaranteed. The design-build format allows a tremendous amount of flexibility in the design, costing and construction of any project. As the client, you can be actively involved to the degree desired - whether it is only some aspects of the project or all, the choice is yours. MCI's team approach brings together owner, design-build, architect, and engineers to collectively control the project's design costs and construction procedures from start to finish. This proven method of involvement controls the interest and work flow, preventing the design and construction processes from becoming fragmented and subject to external pressures that could affect the outcome and cost.



Preliminary Budget

After reviewing the initial project requirements, MCI prepares concept drawings and an accurate preliminary budget for review. This gives you the data you need to make informed decisions about financing requirements and overall project feasibility. It is also at this stage in which MCI can assist with innovative solutions and modifications to meet your expectations.



Guaranteed Maximum Pricing

The experience and expertise of MCI can provide you with guaranteed maximum pricing early in the design stage, thereby minimizing your risks. This option reduces initial cash-flow requirements by eliminating expensive front-end design costs before construction begins, and assists in securing project financing by removing the risks of cost over-runs common to other methods. From inception to completion, successful projects require an effective, cost management system that combines accuracy with experience. "At MCI, our attention to project costs begins at the conceptual design stage and continues through to the project completion. "There are no surprises," says Brad Zimmer, Vice-President." Additionally, all cost savings achieved upon development of the final design and its related costs are shared with and reimbursed to our clients."



Fast-track Construction

The fast-track construction method is one of the prime cost-saving features offered as part of MCI’s design-build approach. Sitework and foundation construction are well underway even as details of the interior finishing requirements are still being finalized.

“In our business time saved is money saved,” Paul Masse says, adding that fast-tracking also provides significant cost savings by reducing or eliminating costs associated with winter construction.



Value Engineering

Each project is subject to a comprehensive value engineering analysis conducted by MCI’s knowledgeable staff and trade contractors. A project with “outstanding value” is achieved through assessment of several interrelated factors. Items to be given increased emphasis are identified based on specific project requirements and completed building use, thereby providing you with the best possible value for your money.





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MCI SINGLE SOURCE RESPONSIBILITY provides our clients with one point of contact for all design and construction services. It avoids split responsibilities which inevitably leads to delays and increased cost. SINGLE SOURCE RESPONSIBILITY enables MCI to provide complete costs up front and set a schedule when the project will be completed and turned over to our Client. Clients have peace of mind and a completion date to plan and work to. Should problems arise the response from MCI will be to find a timely resolution, not to point fingers, make excuses or lay blame.

By working with only the most reputable contractors such as MCI Design Build using only the highest quality of products we are able to deliver the clients’ vision on time and with the highest degree of excellence.



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Contractual Format

Using the design-build method, the project owner has a contract with a single entity - the design builder, who accepts full accountability for all aspects of the project. Contract documents are prepared using conceptual

drawings and fully descriptive specifications detailing all of the project requirements. By letting MCI worry about the details, you are free to focus on your business with the peace of mind that your new facility is in good hands.

Invited Tender

While MCI has established a reputation and extensive expertise as a design-build contractor, the firm often participates in the invited tendering process with

Architects, Designers and Engineers and has proven to be an effective and valued partner with other professionals involved in the project.



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Case Studies

Industrial

After a devastating fire struck **Universal Forest Products'** Thorndale plant, there was nothing left to salvage except the lumber that was stored outside. UFP quickly developed a recovery plan and selected MCI as the contractor to lead the rebuilding project. Time was of the essence and MCI's professional design-build team had a concept for the new building put together within two weeks. UFP wanted five state-of-the-art buildings strategically placed on its 30-acre site that would incorporate manufacturing technology and new on-site fire protection. Working with a compressed schedule for the two major structures, UFP was back in business within 12 weeks. **The Numatics Ltd.** project encompassed a manufacturing and office addition as well as a complete retrofit of the existing manufacturing and office facilities. MCI devised a six-phase plan to minimize impact on daily operations. Continued daily operations at **Summit Foods** was critical during construction of its addition and alterations to its existing office and warehouse. The work also included refrigeration, which was another reason the transition schedule was essential. Working with the client, MCI was able to phase the work to ensure daily operations had minimal interruptions.



CONGRATULATIONS TO MCI



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Commercial Retail

MCI understands that the design and construction of retail projects require intense scheduling, budgeting and cost controls to meet the needs of its clients. Solid performance in these areas have ensured success of the project and allowed clients to plan ahead with confidence that their new facilities will be done on time and on budget. Some of MCI's satisfied clients include:

- **Wellington Commons**, a 140,000 sq. ft. retail plaza fully designed and constructed in seven months.
- **Sacwall Flooring**, an 18,000 sq.. ft. retail plaza which had major soil challenges which MCI was able to rectify quickly and cost effectively, without affecting the overall schedule.

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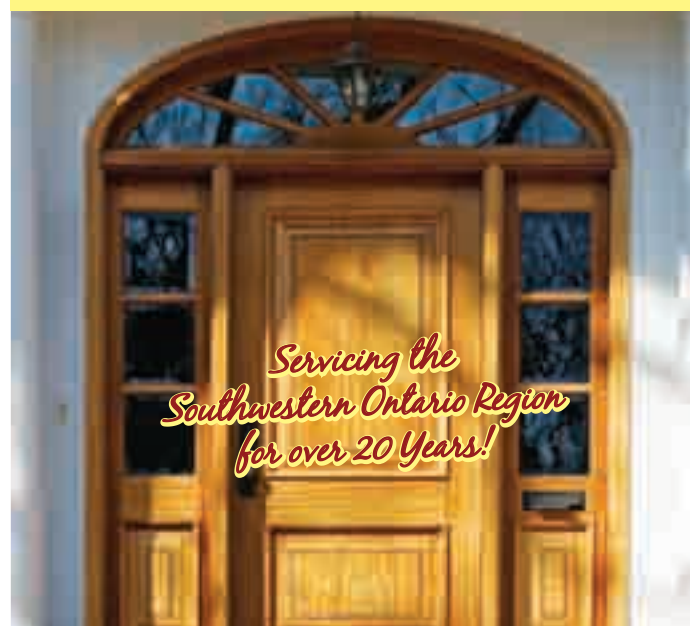
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Restaurants

Whether independent or part of a chain, MCI has extensive experience designing and constructing restaurants that reflect the owner's desire for individual style and functionality. MCI understands the success of a restaurant includes its ambience and layout as much as its does the food and service. And the people at MCI enjoy nothing more than meeting a potential client at one of the many restaurants they have constructed to discuss a new project.



Office Projects

There is no stronger testament to a job well done than through repeat business. One of MCI's repeat clients is **Energy Place**, whose original building was designed and constructed in 1989 with Energy Place II coming 10 years later. **National Truck League** was an invited tender in which MCI had the successful bid and met the client's expectations in what was a highly detailed, multi-level, finished office building.

Health & Fitness Clubs

The **Athletic Club** on the University of Guelph campus presented some unique challenges in that the club had to meet the university's motif requirements and yet provide the client with an upscale fitness club at a reasonable cost. Working with architects, designers, engineers and sub trades, MCI was able to meet all objectives and construct an outstanding facility.





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Golf & Country Clubs

Clubhouses always present interesting challenges in that the ownership has very clear ideas how their clubhouse should appear, in order to cater to the type of golfing customer the club wants to attract. The experience and talents of the MCI design team have resulted in consistent success in meeting clients' requirements in all aspects.



Car Dealerships



Dealerships have a pre-set design established by the manufacturer, and so the main challenge is meeting or exceeding these requirements while also including the dealer's own personal touches. **McGee Motors** was one such MCI project that is an excellent example of the firm's ability to build teamwork to achieve the needs of all interests involved.

Churches

Construction is generally the effort of a committee appointed by the Church Board, which requires consulting with a number of individuals and building a consensus to arrive at the final product. MCI has proven time and time again that it's team approach and ability to work with committees has resulted in all objectives for design and budget being met.



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Health Care Offices & Clinics



Health care offices and clinics can be mini-hospitals and require a completely different mind set for design and cost controls. The many projects MCI has completed illustrate the firm’s ability to adhere to the specific design and controls that are required in this specialized health-care sector.

Retirement & Nursing Homes



A large aging population has resulted in a growing demand for retirement homes, but the expectations of a discerning consumer, even an aging one, demands facilities with a personal touch. Combine these expectations with the constant evolution of newer and better methods of providing care and services, and the challenges are significant. MCI’s design team consults with the firm’s trades and supplier groups to ensure the client obtains an outstanding facility that feels like home.





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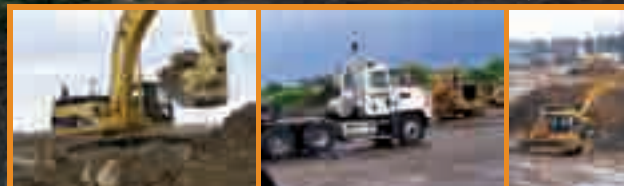
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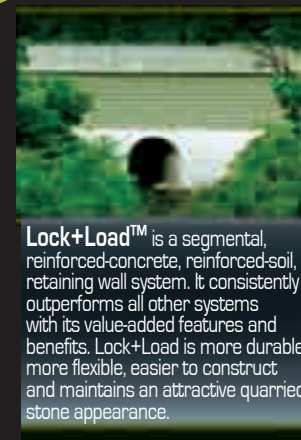
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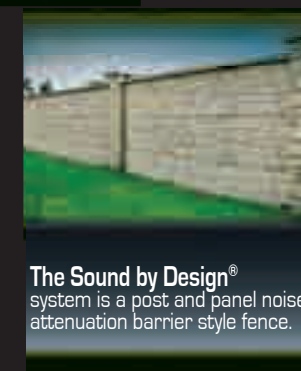
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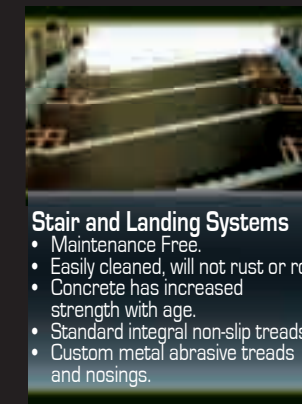
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