



## SL CCC

Professional Quantity Surveyors and Cost Consultants  
Providing Top Quality Services Across Canada in All Sectors  
[www.severlupu.com](http://www.severlupu.com)

Phone: 204-229-9240

Email: [severlupu@gmail.com](mailto:severlupu@gmail.com)

Office: 5425 Portage Avenue, Headingley, MB R4H 1H8

SL CCC has provided cost consulting services on over \$40 billion of capital projects

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## 1.0 Introduction

Sever Lupu (SL) is recognized as one of the best Construction Cost Consultants in Canada (Testimonial attached). Sever Lupu has provided cost consulting services for over \$40 Billion of construction projects in the last 35 years.

Sever Lupu, together with his associates (making up SL CCC) have substantial experience in all aspects of construction, on numerous types of projects, in all areas of Canada and the Northern Territories. SL CCC is comprised of highly qualified professionals with the PQS, CEC, and PMP Designations.

Sever Lupu has over thirty (35) years experience in Quantity Surveying/Cost Consulting and has worked in Winnipeg since 1973. He has worked on projects for:

- ✓ Manitoba Infrastructure and Transportation
- ✓ Public Works Canada
- ✓ Government of the Northwest Territories
- ✓ Indigenous Services Canada
- ✓ Indigenous Communities, Government and Stakeholders
- ✓ Various Private Corporations
- ✓ Manitoba Housing Renewal Corporation
- ✓ Canada Mortgage and Housing Corporation
- ✓ City of Winnipeg
- ✓ Manitoba Health
- ✓ Manitoba Hydro
- ✓ Various Architectural and Engineering Companies

SL CCC has operating locations across Canada including in Manitoba (head office), Ontario and Alberta. SL CCC works proficiently within a team environment ensuring that all project requirements are understood, schedules are adhered too, deliverables meet all required quality standards, and 100% client satisfaction in terms of overall project delivery. As a member of CIQS and PMI, SL CCC is bound by the codes of ethics set forth in these governing organizations.



## 2.0 Services Provided

SL CCC has the technical expertise, experience, and overall capability to provide the following services:

- ✓ Turnkey Construction Cost Estimates for all Classes A through D
- ✓ Economic Feasibility Studies, Program of Requirements, Budget preparations
- ✓ Conceptual and Schematic Design estimating
- ✓ Design Development Cost Planning
- ✓ Constructability Reviews
- ✓ Contract Documents Cost Checks
- ✓ Bill of Quantities
- ✓ Pre-Tender Estimates
- ✓ Post-Tender Bid Evaluations
- ✓ Cash Flow Analyses
- ✓ Cost Benefit Studies
- ✓ Life Cycle Cost Analysis (LCA)
- ✓ Value Analysis Studies and Management ("Value Engineering")
- ✓ Arbitration and Alternate Dispute
- ✓ Design-Build Evaluations
- ✓ Various Other Financial Services



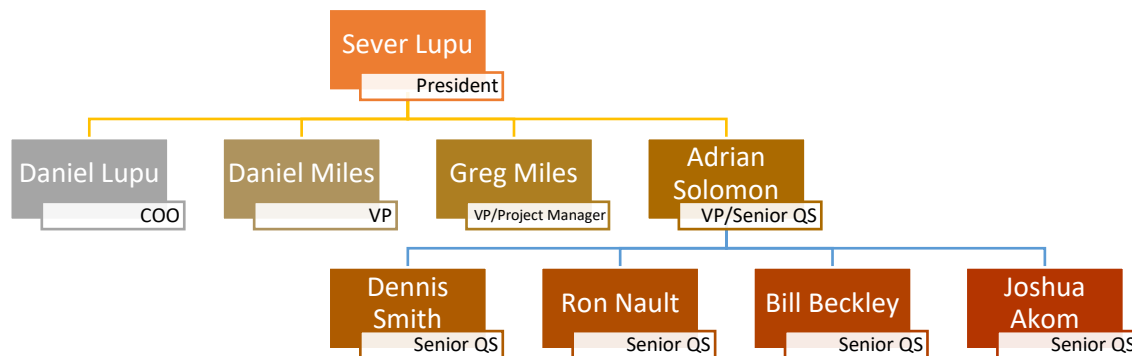
### 3.0 The Team

SL CCC is comprised of highly experienced and qualified professionals including various Engineering disciplines, Professional Quantity Surveyors (PQS), Construction Estimator Consultants (CEC), and Project Management Professionals (PMP). The team is as follows (see Team Resumes as attachments):

Team Member	Designations	Role	Disciplines
Sever Lupu	CEC, MCIQS, MAACE	President	All
Daniel Lupu	BSc, DHM	Chief Operating Officer (COO)	Management
Daniel Miles	CFA	Vice-President of Ontario Operations	Management
Adrian Solomon	P. Eng., ME	Vice-President Senior Quantity Surveyor	Mechanical
Greg Miles	M.A. (Economics), PMP	Vice-President/Project Manager	Economics
Dennis Smith	PQS	Senior Quantity Surveyor	Mechanical
William Beckley	PQS	Senior Quantity Surveyor	Electrical
Joshua Akom	PQS, MSc., EIT, PMP	Senior Quantity Surveyor	Civil and Structural
Raul Knoll	P. Eng., M. Sc., B.D.S.	Senior Quantity Surveyor	Electrical
Ron Nault	Journeyman Electrician	Senior Quantity Surveyor	Electrical

### Organizational Chart

SL CCC integrates well into a project team environment and organizes itself as follows:



Organizational Chart of SL CCC





The Vice-President/Project Manager works to oversee planning, administration, implementation, and management of all projects for SL CCC. Depending on the specific requirements of the client, either the President, Vice-President/Project Manager or the Vice-President/Senior Quantity Surveyor is the primary point of contact for the project. The President oversees all of the work conducted by the team of specialized cost consulting professionals, assembles the cost reports, and works directly with the Senior Quantity Surveyors on the structural and architectural portions of the estimating projects. The COO is responsible for ongoing operational and administrative requirements of SL CCC, and works closely with clients to ensure that their specific needs are met.

**Memberships:**

## 4.0 Experience

With the combination of longevity, teamwork, and projects successfully completed, SL CCC is the most experienced cost consulting firm in Canada. Sever Lupu – President, has over 35 years of experience providing cost consulting services across Canada. SL CCC's core team, has over 120 years of combined experience providing cost consulting services to clients in all sectors of the economy. With over \$40,000,000,000 in capital projects involving SL CCC as Principal Cost Consultant, SL CCC's goal is to assist with improving Canada's infrastructure for current and future generations, one successful project at a time.

### 4.1 Selected Health Care Facilities

Project	Year	Tasks/Activities	Cost (See Reference Letter)	Client
<b>Sagkeeng Health Centre</b> <i>Manitoba</i>	2009	Full-service QS services and Value Engineering Class C, B, and A Estimates	<b>\$3,554,118.00</b> 5 bids received price \$3,552,897.00 \$1,239.00 variance	Stantec
<b>Watrous Health Services Redevelopment Project</b> <i>Manitoba</i>	2011	Class C, B, and A Estimates	<b>\$12.5 M.</b> Low Bid: 1%	LM Architectural Group
<b>Barren Lands Nursing Station</b> <i>Manitoba</i>	2012	Full-service QS services and Value Engineering Class C, B, and A Estimates	<b>Cost of \$5,765,899.00</b> 6 bids received, average price \$5,868,390.00 2.8% variance	Calnitsky Architects Associates
<b>MRI Diagnostic Imaging Pediatrics Facility</b> Health Sciences Centre <i>Winnipeg</i>	2012	Class C, B, and A Estimates	<b>\$38.5 M.</b> Low Bid: 3% below estimate.	Smith Carter
<b>Rosetown Integrated Health Centre</b> Personal Carer Home <i>Saskatchewan</i>	2011	Class C, B, and A Estimates	<b>\$21.7 M.</b> Low Bid: 1.7% below estimate	FT3



## 4.2 Additional Health Care Facilities

Project	Cost	Client
Earl Falls Health Centre, NW Ontario		Calnitsky Architects Associates Inc.
Red Sucker Lake Cree Nation Health Centre		FT3 Architects (Jerald Peters)
Misericordia General Hospital Redevelopment, Winnipeg, Manitoba	34.0 M	
Bethesda Hospital Emergency Redevelopment, Steinbach, Manitoba	10.0 M	
Westman Lab at Brandon Hospital, Manitoba	10.0 M	
Siemens Institute of Advanced Medicine PET / MRI SCAN, Health Sciences Centre	2.0 M	
Gimli General Hospital, Manitoba	12.0 M	
Health Sciences Centre, Critical Services Redevelopment Project Winnipeg	80.0 M	
Manitoba Cancer Treatment and Research Foundations	30.0 M	
Mississauga and Queensway Hospitals		
Misericordia General Hospital Redevelopment, Winnipeg, Manitoba	36.0 M	
Bethesda Hospital Emergency Redevelopment, Steinbach, Manitoba	10.0 M	
MRI Pediatrics at Health Sciences Centre, Winnipeg, Manitoba), <i>including Laboratory Component</i>	38.0 M	
Westman Lab at Brandon Hospital, Manitoba	10.0 M	
Siemens Institute of Advanced Medicine, PET / MRI SCAN, Health Sciences Centre	2.0 M	
Gimli General Hospital, Manitoba	12.0 M	
Health Sciences Centre Winnipeg, Critical Services Redevelopment Project	80.0 M	
Manitoba Cancer Treatment and Research Foundations	30.0 M	
Human Anatomy and Cell Science Laboratory, University of Manitoba	1.0 M	
Rosetown District Integrated Health Centre, SK (Personal Care Home)		
Biggar District Integrated Health Centre, SK (Personal Care Home)		
Kerrobert District Integrated Health Centre, SK (Personal Care Home)		
Watrous Health Care Centre, SK	10.0 M	
Emergency Department Renovations Health Sciences Centre	5.0 M	
Cancer Care Manitoba, Chemotherapy Renovations		
Cancer Care Manitoba Feasibility Study based on Functional Programme	250	
Victoria Hospital Gamma Camera Redevelopment	2.0 M	
Brandon General Hospital – Atrium Upgrade		
Brandon General Hospital, West-Man Lab Renovations		
Health Science Centre, Rehab & Respiratory Department Renovations		
Royal University Hospital, Pharmacy, SK		
Grace Hospital Feasibility Study based on Functional Programme	80.0 M	





### 4.3 Education Facilities

Project
Opaskwayak Cree Nation School, Manitoba
Chemawawin First Nation School, Manitoba
Lac La Croix First Nation School, Ontario
Sachigo Lake First Nation New School, Ontario
Faculty of Nursing Building U of M, Winnipeg
Sisler High School, Winnipeg
Garden City Collegiate, Winnipeg
Assiniboine Community College, Culinary & Theatre Addition, Winnipeg
U of M – Engineering and Info Technology Complex, Winnipeg
St. John's College U of M 250 seat Lecture Theatre Addition, Winnipeg
University of Manitoba, Asper School of Business, 177 Lombard Av. 2nd Floor Reno
Nelson McIntyre Science Lab Renovation
Jean Suave Science Lab Renovation
JH Bruns Science Lab Renovation
Springfield Collegiate Science Lab Renovation
Windsor Park Collegiate Science Lab Renovation
Rivers Collegiate Science Lab Renovation
Beaverlodge School Lift Renovation
Frontenac School Grooming Room Renovation
Dr Penner School Grooming Room Renovation



#### 4.4 Other Projects

Project	Cost	Client
Red River College Infrastructure Assessment	\$1 Billion	Red River College
Victoria BC, Self-Storage Facility and Strata Warehouse	25.0 M	
Pine Creek First Nation Jordan's Principle Building	14.0M	Ingram Consulting Ltd.
The Pas and Brandon Healing Lodges	7.0M	MCM Architects
City of Winnipeg Archives Redevelopment Project	15.0M	MCM Architects
Victoriaville Mall Redevelopment Project	20.0M	KGS Group
RFDA Thunder Bay	20.0M	I4 Architecture
Fish Ecology Laboratory, Department of Fisheries and Oceans	1.0 M	
RCMP Forensic Lab, Winnipeg	4.0 M	Voitec Architect
Lac Seul Interpretive Centre, Sioux Lookout		
Bak Lake Assessment Buildings, Ministry Natural Resources, NW Ontario		
Wabaseemoong Independent Nations, Multi-Purpose Facility, White Dog, Ontario		
Coral Harbour, Nunavut, Department of National Defence Project		
Iqaluit Upper Air Station, Nunavut		FT3 Architects
Snow Lake Health Centre Upgrades, Northern Regional Office, MB.		
Whiskey Island Distillery, Kenora,		PSA Architects
Fish Ecology Lab, NW Ontario, Canada Department of Fisheries and Oceans		Number10 Architects (Brian Ottenbreit)
Asbestos Remediation Project, The Pas, Manitoba	25.0 M	



## 5.0 Testimonials

### Reference Project #1 - \$1.5 Billion Dollar Class D for Red River College Campuses

.1 Title and description	Red River College Campuses - \$1.5 Billion Infrastructure Assessment  Class "D" Cost Estimate for renovations, upgrades, and modernization of ALL Red River College Campuses in Manitoba.
.2 Project details	SL CCC visited ALL Red River College Campuses, collected detailed information, and conducted five (5) separate Class "D" Cost Estimates for the various RRC Campuses in Manitoba. The project spanned three (3) months commencing in November 2020 and ending in January 2021.
.3 Role of the Proponent	SL CCC served as the Principal and Only Quantity Surveyor throughout the duration of the project, which was completed successfully.
.4 A list of all disciplines and specialties associated with the project retained by the Proponent	All disciplines were provided including: <ol style="list-style-type: none"> <li>1. Structural</li> <li>2. Architectural</li> <li>3. Mechanical</li> <li>4. Electrical</li> <li>5. Civil and Site Works</li> <li>6. EXTRAS including asbestos removal and equipment pricing</li> </ol>
.5 A list of all services provided	Five (5) Class "D" Cost Estimates
.6 Names and telephone numbers of owner representatives that have working knowledge of the project's quality, budget and schedule.	Jason Ilagan, B.Env.D Architectural Technologist/Project Management Facility Management Red River College of Applied Arts, Science and Technology C409 - 2055 Notre Dame Avenue Winnipeg, Manitoba, Canada. R3H 0J9 Ph: (204) 632-2450 Cell: (204) 470-8636 Fax: (204) 632-9661 jailagan@rrc.ca
.7 Proponents may provide other pertinent information demonstrating the or problems, innovative program solutions, project successes, etc.	----- Forwarded message ----- From: <b>Jason Ilagan</b> < <a href="mailto:jailagan@rrc.ca">jailagan@rrc.ca</a> > Date: Thu, Dec 17, 2020 at 5:48 PM Subject: Re: RRC ASSESSMENTS December 2020 To: sever lupu < <a href="mailto:severlupu@gmail.com">severlupu@gmail.com</a> >  Sever,  As always, you've done a great job.  Thank you again for providing great service to the College!  Regards,  <b>Jason Ilagan, B.Env.D</b> Architectural Technologist/Project Management Facility Management Red River College of Applied Arts, Science and Technology C409 - <a href="#">2055 Notre Dame Avenue</a> <a href="#">Winnipeg, Manitoba</a> <a href="#">Canada</a> . R3H 0J9 Ph: (204) 632-2450 Cel: (204) 470-8636 Fax: (204) 632-9661 <a href="mailto:jailagan@rrc.ca">jailagan@rrc.ca</a>



Reference for Sever Lupu, Construction Cost Consultants, Winnipeg, Manitoba

I'm a senior advisor to the Cross Lake Education Authority (CLEA) in Pimicikamak, Manitoba. One of my responsibilities for CLEA over the past four years was and is to produce a Feasibility Study Report for the construction of a new high school and renovations and additions to the two existing schools. As part of this Feasibility Study Report work CLEA engaged Sever Lupu's firm, Construction Cost Consultants, to produce multiple costing estimates for the new school and renovations and additions to the two existing schools over the past four years.

I was the person in CLEA who managed the relationship with Sever Lupu when he was carrying out his cost estimate work.

In all cases Sever Lupu has carried out excellent work in producing his cost estimates. His work was always thorough, well thought out, accurate, delivered in a timely manner and on budget. I would recommend his work without reserve.

Dr Robert Nixon  
President  
Nixon & Associates and  
Senior Advisor to the Cross Lake Education Authority  
[245 rue des Vosges](#)  
[Saint Lambert, Quebec. J4S 1M1](#)  
514 823 1060



**COOPER RANKIN**  
ARCHITECTURE INC  
103-7 Evergreen Place | T: (204) 453 7841  
Winnipeg MB R3L 2T3 | F: (204) 452 3463

February 28, 2022

Sever Lupu C. Eng., C.E.C., President  
Construction Cost Consultants Inc  
865 Waverly St. 3<sup>rd</sup> Fr.  
Winnipeg MB, R3T 5P4

Re: Letter of reference for Sever L Construction Cost Consultants.

To undisclosed recipient;

I am pleased to write this letter of recommendation for Sever Lupu / Sever L Construction Consultants.

Under possibly the most extreme volatile market conditions that we have not seen in recent memory, Sever Lupu provided our firm with a Class "A" construction cost estimate that was based on 95% completed drawings that came within 3.25% of the low tendered bid.

Project: Springfield Collegiate Institute  
East Wing Roof & Exterior Wall  
And Mechanical System Renewal

Class "A" Estimate: \$ 6,287,782.00

Base Bid Tender Results: \$ 6,499,000.00

We consider this as a remarkable achievement considering the extenuating circumstances at the time.

Sincerely

Arnie O. Cooper MAA, MRAIC

Principal

Cooper Rankin Architecture Inc.

---

WWW.COOPERRANKIN.CA

ARNIE COOPER AAA MAA  
arniec@cooperrankin.ca  
TODD CHERNOMAS AAA MAA  
todd@cooperrankin.ca





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Fredericton, New Brunswick  
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Phone: (506) 459-3070

HALIFAX OFFICE  
1046 Barrington Street, 3<sup>rd</sup> Floor  
Halifax, Nova Scotia  
B3H 2R1  
Phone: (902) 496-3070

May 15, 2019

19136 Sever Reference L190515  
Via: Email

Mr. Sever Lupu, C.Eng., C.E.C.  
President and CEO  
Construction Cost Consultants Inc.  
865 Waverly Street, 3<sup>rd</sup> Floor  
Winnipeg, MB  
R3T 5P4

Subject: Letter of Reference

Dear Mr. Lupu:

RJ Bartlett Engineering Ltd (RJBEL) is pleased to provide this letter of reference for Construction Cost Consultants Inc. Your service in providing RJBEL with Class D construction cost estimates assisted in delivering a large and complicated submission to our Client.

We appreciated your responsiveness to our requests and the clear and organized manner of the information you provided.

It has been a pleasure working with you. We look forward to working with you again.

Sincerely,

A handwritten signature in black ink, appearing to read 'I. MacDonald'.

Ian MacDonald, P.Eng.  
President

IM/hmc

WWW.RJBARTLETT.COM







**Canad Inns Corporate Office**  
Canad Centre - 3<sup>rd</sup> Floor  
930 Jefferson Avenue  
Winnipeg, Manitoba R2P 1W1  
T 204-697-1495  
F 204-694-9427  
www.canadinns.com

July 31<sup>st</sup>, 2017

Sever Lupu  
Sever L Construction Consultants Inc.  
Unit 1-1140 Waverley St.  
Winnipeg, MB R3T 0P4

Attention: Sever Lupu, C. Eng, M.A.A.C.E., C.E.C

This is the first time I've worked with Sever Lupu, it was evident from the start that he has a passion for the job & his professionalism is exemplary. The Class "A" estimate he provided for our Canad Inns Destination Centre Transcona Guestroom Addition led the way to negotiating a \$400,000 savings on the construction contract.

I highly recommend your services to whomever I meet.

Sincerely,

**Lane Ledohowski**  
Executive Vice President  
Construction & Facilities Management  
Canad Inns Corporate Office

LL/cd





October 10, 2017

To whom it may concern:

RE: Sever L Construction Cost Consultants Inc.

I am pleased to write a letter of recommendation for Sever L Construction Cost Consultants Inc.

Sever Lupu, and his team, have provided the Province of Manitoba, Accommodation Services Division with construction cost estimating services for a variety of publically funded design and construction projects. These have included the Skilled Trades and Technology Centre for Red River College currently under construction and planned additions and renovations to Provincial Courthouse facilities. In addition to providing construction cost estimates Sever L Construction Cost Consultants have worked with the project Design Teams to assist with Value Engineering and cost saving exercises, the accuracy of which provided critical in guiding many design decisions.

I would like to note that Sever Lupu and his team have consistently demonstrated a professionalism and dedication to the work requested of them. I have no hesitation in recommending Sever L Construction Cost Consultants for provision of construction costing services.

Sincerely,

A handwritten signature in black ink that reads "K Clouston". The signature is written in a cursive, flowing style.

**Kevin Clouston**, MAA, M.Arch, PMP

Manitoba Finance, Accommodations Services Division





**Stantec**

**Stantec Architecture Ltd.**  
905 Waverley Street  
Winnipeg MB R3T 5P4  
Tel: (204) 489-5900  
Fax: (204) 453-9012

February 22, 2010  
File: 144509226

Sever L Construction Cost Consultants Inc.  
776 Corydon Ave., Suite 636  
Winnipeg, MB  
R3M 0Y1

**Attention: Sever Lupu**

Dear Sever,

**Reference: RCMP Forensic Lab**

I would like to thank you and your team of talented estimators for working with Stantec towards the completion of class A and C cost estimates. Your estimates helped our office design to meet the client's budget. Stantec Architecture Ltd. was very pleased that, with over 10 bids submitted in January of 2010, the project came in under budget.

I appreciated your availability in answering queries and your short turn around time for completion of the estimates.

Sincerely,

**STANTEC ARCHITECTURE LTD.**

W Dean Leith, B. Env. D., M. Arch., MRAIC  
Intern, Architecture  
Tel: (204) 928-8867  
Fax: (204) 453-9012  
Dean.Leith@Stantec.com

For a list of our licensed architects, please visit [www.stantec.com/register/architects](http://www.stantec.com/register/architects)

Robert J. Gosses P. Eng. Alan Hentley ARCHITECT, MRAIC, AIA, AANB, SAA, MA, OAA, RWTA, MRAIC, LEED AP  
Bruce Raher ARCHITECT, MRAIC, AIA, AANB, SAA, MA, OAA, NSAA, RWTA, MRAIC, LEED AP  
Stanis Smith ARCHITECT, MRAIC, AIA, AANB, SAA, MA, OAA, NSAA, RWTA, MRAIC, LEED AP



**From:** "Dinis Prazeres" <[ddinis@jeds.ca](mailto:ddinis@jeds.ca)>  
**Date:** March 9, 2012 11:16:35 AM CST  
**To:** "Sever Lupu" <[severlupu@gmail.com](mailto:severlupu@gmail.com)>

Hi Sever,

Thanks so much for all your help. I highly regard the friendship we have built in this short time and look forward to the coming months and years. Since the day we met you have always been a true support even when timelines are extremely tight. Your expertise and professionalism are continually above par. Thank you for all that you are and do.

Have a great weekend.

Dinis Prazeres  
Vice President  
JEDS Construction Ltd.  
2890 McPhillips Street  
Winnipeg, Manitoba R2P 0H2  
Ph: 204-338-9900 ext. 2221  
Cell: 204-981-3582  
Fax: 204-334-3805



**SEVER L CONSTRUCTION COST CONSULTANTS INC.**

One of the relevant referral:





August 27, 2018

Sever Lupu  
Sever L Construction Cost Consultants  
3rd Floor-865 Waverley Street  
Winnipeg, Manitoba R3T 5P4

**Subject: Reference Letter**

To Whom It May Concern:

Sever L Construction provided the cost estimate for the Water Treatment Plant as part of the Lalor Mine Project, near Snow Lake, Manitoba.

WSP and the Client (HudBay) were impressed by the accuracy of the estimate.

The actual construction costs of the project were very close to the estimate so there was adequate budget for that phase of the work.

Yours sincerely,

A handwritten signature in blue ink that reads 'Alana Gauthier'.

Alana Gauthier, P.Eng.  
Senior Project Manager

1600 Buffalo Place  
Winnipeg, MB, Canada R3T 6B8

T: +1 204 477-6650  
F: +1 204 474-2864  
wsp.com







124 Nassau Street N.  
Winnipeg, MB R3L 2H1  
t| 204.453.6441 f| 204.453.3392  
e| info@calnitskyarchitects.com  
w| www.calnitskyarchitects.com

November 17, 2017

To whom it may concern:

Re: SEVER L. CONSTRUCTION COST CONSULTANTS INC.

I am very pleased to write a letter of recommendation for Sever L. Construction Cost Consultants Inc. for Cost Consulting Services. Our office has worked successfully with Sever Lupu on numerous commercial and institutional projects over the past fifteen years. Sever has always provided us with thoroughly professional work and accurate construction cost information throughout all stages of estimating the cost of a project.

Most recently, Sever provided our firm with a detailed Construction Cost Estimate for the new Neepawa Fire Hall, Neepawa MB. His Construction Cost Estimate of \$2,846,432 with the added location factor totaling \$3,415,718 was very accurate. The final Bid prices (10 bidders responded) ranged from a low bid of \$2,990,000 to a high bid of \$3,413,853 pre-GST.

This is a very positive result for both our Client and the Consultant Team, and demonstrated the accuracy and reliability of Sever's Estimate of Construction Cost.

Sever is a pleasure to work with. We rely on his expertise in providing Cost Consulting Services in a timely and professional manner, and we would have no hesitation in recommending Sever to prospective Clients.

Please do not hesitate to contact me should you have any questions in this regard.

Best Regards,

A handwritten signature in black ink, appearing to read 'Ed Calnitsky', with a long horizontal flourish extending to the right.

Ed Calnitsky, Principal  
M.Arch. MAA OAA MRAIC LEED® AP



Thanks Sever....to the best QS in the  
city.....country!

Scott

## ARCHITECTURE | 49

**Scott Stirton**, MAA, FRAIC, AIA  
President and Chief Executive Officer

**Architecture49 Inc.**

1600 Buffalo Place Winnipeg, Manitoba R3T 6B8 Canada  
**T**+1 204.477.1260 **F**+1 204.477.6346 **C**+1 204.293-7998

[www.architecture49.com](http://www.architecture49.com)

*Please consider the environment before printing...*

**From:** sever lupu [<mailto:severlupu@gmail.com>]

**Sent:** June-29-16 6:49 PM

**To:** Stirton, Scott

**Subject:** Fwd: Sever Lupu, Company Profile





Winnipeg Regional  
Health Authority  
*Caring for Health*

Office régional de la  
santé de Winnipeg  
*À l'écoute de notre santé*

Capital Planning  
AD3-720 McDermot Ave  
Winnipeg, Manitoba  
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FAX: 204|787-4952  
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720, av. McDermot, Suite AD3  
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R3E 0T3 CANADA  
TÉL: 204|787-1165  
TÉLÉC: 204|787-4952  
[www.wrha.mb.ca](http://www.wrha.mb.ca)

December 11<sup>th</sup>, 2017

Regarding: **Client Reference for LG Cost Consulting Services**

TO WHOM IT MAY CONCERN:

LG Cost Consulting Services was contracted to provide full Service QS Services and Value Engineering for the new Grace Hospital Emergency Department scheduled to open summer 2018 in Winnipeg, Manitoba.

The Class "A" Estimate for the ED, prepared by LG Cost Consulting Services was \$33,858,372.90. The average price of the 7 bids received was \$31,849,620.57– a 5.93% variance.

We have always been very pleased with LG Cost Consulting Services work. Their attention to detail and accuracy of construction cost estimates is always of a high calibre and extremely reliable. Mr Hoppenheit and Mr Lupu respond promptly and in a courteous and professional manner.

We would have no hesitation working with LG Cost Consulting Services again in the future and would recommend them as part of any project team.

Regards,

A handwritten signature in black ink, appearing to read "T Blackman".

Todd Blackman  
Regional Manager, WRHA Capital Planning  
Mobile: (204)223-0408 Office: (204)787-2393  
[tblackman@wrha.mb.ca](mailto:tblackman@wrha.mb.ca)





July 8, 2009  
Project File No. 08031 1.3

Sever L. Construction Cost Consultants Inc.  
776 Corydon Avenue, Suite 636  
Winnipeg, MB R3M 0Y1

**Attention:** *Sever Lupo*

**Re:** *Canad Inns Hotel  
Health Sciences Centre*

Dear Sever,

I would like to thank you for the effort and professionalism you demonstrated in the work related to the class 'B' and 'C' construction estimates for the Canad Inns Health Sciences Centre project. Number TEN Architectural Group was very pleased that the bids submitted in May 2009 were all within 10% of your estimate.

On a personal note, I would like to thank you for the energy you brought to the process, your thoroughness, and for your ability to work with the entire consultant team.

I look forward to collaborating with you again.

Sincerely,

**Number TEN Architectural Group**

A handwritten signature in black ink, appearing to read "Dave Lalama".

Dave Lalama, MRAIC, MAA  
Principal

Terry Cristall  
Architect Inc.

Robert A. Eastwood  
Architect Inc.

Barrie J. Ottenbreit  
Architect Inc.

Doug Hanna  
Architect Inc.

Barry Cosgrave  
Architect Inc.

Dave Lalama  
Architect Inc.

Gregory E. Hosiuk  
Architect Inc.

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R3T 6B8

T 1.204.477.1260  
F 1.204.477.6346  
architecture49.com

June 2, 2015

To whom it may concern:

Re: Sever L Construction Cost Consultants Inc.

I am pleased to write this letter of recommendation for Sever L Construction Cost Consultants Inc.

Sever recently provided cost consulting services for the Manitoba Hydro Customer Service Centers in Ashern and Neepawa. His professional and collaborative approach provided us with valuable costing information, the accuracy of which helped support A49 and Manitoba Hydro in many of the critical design decisions. A49 and Manitoba Hydro were very pleased that the bids submitted for both projects were under the projected cost estimates.

I have no hesitation in recommending Sever L Construction Cost Consultants for provision of construction costing services.

Sincerely,



John Crocker MAA  
Architect  
Architecture 49





Financial Assistant  
Facility Management  
Tel # 631-3321 Fax # 632-9661

Sever L Construction Cost  
Consultants Inc  
Unit 1-1140 Waverly Street  
Winnipeg, Manitoba R3T 0P4

Attention: Sever Lupu

February 10, 2014

Dear Sir

On behalf of the Red River College Facility Management Department, I wish to advise you that your request for Pre-Approved Contractor's Status Submission has been reviewed and you have achieved the necessary standard to be added to our Professional Estimating Pre-Approved Contractor's listing. Congratulations.

As indicated in the submission that you filled in, the college will continue to maintain a directory of no less than two, but preferably three companies in each of the trade related designations and will strive to give each company an opportunity to provide their services as the need arises. Once again, congratulations and I look forward to utilizing your services in the near future.

Darryl Oshanyk  
Financial Assistant  
Facility Management  
Red River College  
C409, 2055 Notre Dame Ave.  
Winnipeg, Manitoba R3H 0J9





June 24, 2009

Sever L Construction Cost Consultants Inc.  
776 Corydon Ave., Suite 636  
Winnipeg MB R3M 0Y1

**RE: CANAD INNS – HEALTH SCIENCES CENTRE**

**Attn: Sever Lupu**

Dear Sir,

On behalf of Canad Inns, I would like to extend our appreciation for your work on the Class C and B Construction Cost Estimates for the Canad Inns – Health Sciences Centre, to be constructed in Winnipeg Manitoba.

We are pleased to inform you that tenders closed in May 2009, and bid prices were within 10% of the Total Construction Cost as described in your Revised Class B Construction Cost Estimate based on Value Engineering and Analysis in January 2009.

We thank you for your efforts in helping bring this significant project to fruition.

Sincerely,



Lea Ledohowski, M.Arch, MSRED

Cc: Taras Sokolyk, CEO Canad Inns

35 Mariner Terrace  
Suite 4212

Toronto, ON  
M5V3V9

Telephone  
416 623 6466

Facsimile  
416 623 6468



Friesen Tokar Architects + Landscape + Interior Designers  
200-300 Waterfront Drive, Winnipeg, Manitoba R3B 0G5  
t. 204.885.9323 f. 204.837.7235 ft3.ca

12 February 2009

Sever Lupu  
Sever L. Construction Cost Consulting  
776 Corydon Ave. Suite 636  
Winnipeg, Manitoba R3M 0X1  
Canada

Attention: Sever Lupu C. Eng.

RE: RCMP Dormitory and Campus Entry Building  
Comm. No. 08.123

Dear Sever,

Congratulations on another successful result for your cost consulting services. The above project came in at \$25,384,194 as compared to your class A estimate of \$25,482,000 a difference of only \$97,806 or 0.4%.

Thank you,

ft3 

Jerald Peters, March, MAA, OAA, SAA, AAA, MRAIC, LEED®AP  
Principal  
JP/hk

A Corporate Partnership of: Rudy P. Friesen Architect Inc. + Brian W. Tokar Architect Inc. + Jerald D. Peters Architect Inc.  
+ FT Architects Inc. + FT Interior Architects Inc. + FT1 Architects Inc. + FT2 Architects Inc.





Winnipeg Regional  
Health Authority  
*Caring for Health*

Office régional de la  
santé de Winnipeg  
*À l'écoute de notre santé*

Capital Planning  
AD3-720 McDermot Ave  
Winnipeg, Manitoba  
R3E 0T3 CANADA  
TEL: 204| 787-1165  
FAX: 204| 787-4952  
www.wrha.mb.ca

Planification des Immobilisations  
720, av. McDermot, Suite AD3  
Winnipeg, Manitoba  
R3E 0T3 CANADA  
TÉL: 204| 787-1165  
TÉLÉC: 204| 787-4952  
www.wrha.mb.ca

November 03, 2011

To whom it may concern,

I am writing this letter of reference at the request of Mr. Sever Lupu, Sever L Construction Cost Consultants Inc.

I have had direct experience with Sever for over eight years covering a host of high performance health care capital projects including the most recent Diagnostic Imaging Building and Helipad Project for the Health Sciences Centre, Winnipeg.

Sever is a highly dedicated professional with experience in complex health care projects, including related service needs and building infrastructure issues. His ability to integrate into our design team and inform the planning process with accurate and reliable costing information is invaluable.

Our most recent Diagnostic Imaging Building and Helipad Project for the Health Sciences Centre was on a very accelerated schedule compounded by funding uncertainty. Sever's ability to accurately predict the market conditions in Winnipeg's heated construction market and to track the project through successive 'C', 'B' and Class 'A' estimates was exemplary resulting in our \$35M construction budget target being met "bang on" and was instrumental in the WRHA securing government funding for the project.

I can confidently recommend Sever Lupu and Sever L Construction Cost Consultants Inc. for any complex major capital project.

Sincerely,

**Ken Kollinger**, Project Director  
Capital Planning  
Winnipeg Regional Health Authority



**Friesen Tokar Architects + Landscape + Interior Designers**  
200-300 Waterfront Drive, Winnipeg, Manitoba R3B 0G5  
t. 204.885.9323 f. 204.837.7235 ft3.ca

10 February 2012

**Sever L Construction Cost Consultants Inc.**

208-897 Corydon Avenue  
Winnipeg, MB R3M 0W7

Attention: Sever Lupu

**RE: Letter of Reference**  
**09.177 Rosetown and District Integrated Health Centre**

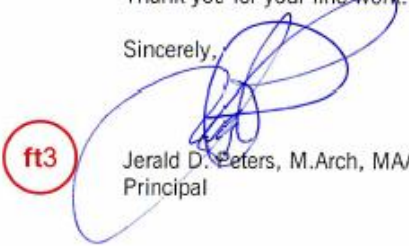
Dear Sever,

I am very pleased to provide a letter of reference for your work on the Rosetown and District Integrated Health Centre. Our client, The Heartland Health Region was able to rely on the quantity survey work provided by your office in gaining project approvals throughout the design process.

Ultimately the project was awarded within 1.7% of the class A budget. The client and the consultant team are very pleased with the accuracy of the cost estimate and I do not hesitate to recommend your services to others.

Thank you for your fine work.

Sincerely,



Jerald D. Peters, M.Arch, MAA, OAA, SAA, AAA, MRAIC, LEED AP  
Principal

A Corporate Partnership of: Rudy P. Friesen Architect Inc. + Jerald D. Peters Architect Inc. + FT Architects Inc.  
+ FT Interior Architects Inc. + Kenneth A. MacKinnon Architect Inc.



Friesen Tokar Architects + Landscape + Interior Designers  
200-300 Waterfront Drive, Winnipeg, Manitoba R3B 0G5  
t. 204.885.9323 f. 204.837.7235 ft3.ca

June 1, 2010

Sever L. Construction Cost Consultants  
776 Corydon Ave. Suite 636  
Winnipeg, Manitoba R3M 0X1  
Canada

Attn: Sever Lupu

Re: Fox Lake Gathering Place  
Comm. NO 08138

Sever,

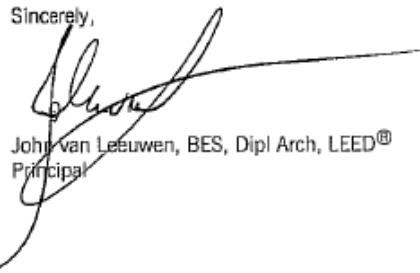
In regards to the Fox Lake Gathering Place in Gillam, Manitoba, please be advised that the Class 'B' estimate provided by your office has been reviewed by our construction manager TL Penner. They have priced the project based on the same package you were provided with.

TL Penner Construction Inc. has confirmed the construction budget to be \$9.5 million. Their review confirms your estimate to be an accurate representation of the expected construction cost for the Fox Lake Gathering Place.

ft3

Again your work was done with accuracy and professionalism. We offer you our thanks.

Sincerely,

  
John van Leeuwen, BES, Dipl Arch, LEED®  
Principal

A Corporate Partnership of:

Rudy P. Friesen Architect Inc. + Brian W. Tokar Architect Inc. + Jerald D. Pelers Architect Inc.  
+ FT Architects Inc. + FT Interior Architects Inc. + FT1 Architects Inc. + FT2 Architects Inc.



RE: Letter of Recommendation for Sever L Construction cost Consultants Inc.

October 12, 2012

To Whom It May Concern,

It is our pleasure to recommend the services of Sever L Construction Cost Consultants Inc. for all cost consulting related services. Sever has provided Class C, B, and A cost estimating services on a number of projects, most recently on 5 projects for the Public Schools Finance Board.

As an example of Sever's diligent and thorough work, we recently received tenders on the Fisher Branch Collegiate Science Lab Renovation, and the tender price was within 2% of the Class A Cost Estimate construction cost provided.

Sincerely,

A handwritten signature in black ink, appearing to be 'Peter Sampson', with a horizontal line extending to the right.

Peter Sampson MAA, OAA, MRAIC  
Principal Architect







WINNIPEG SCHOOL DIVISION  
INVESTING IN THE FUTURE

George Heath  
Director of Buildings

BUILDING DEPARTMENT  
1395 Spruce Street, Winnipeg, Manitoba R3E 2V8  
Telephone: (204) 786-0339 Fax: (204) 774-6406  
www.wsd1.org

May 2, 2014

To whom it may concern:

**Re: Sever L Construction Cost Consultants Inc.**

We are pleased to write this letter of recommendation for Sever L Construction Cost Consultants Inc.

The Winnipeg School Division has worked on several projects directly and as a part of consultant team, with Sever Lupu over the past several years, most recently on the development of a feasibility costing study for the Elmwood High School indoor athletic track. Sever Lupu and his team were able to promptly prepare a thorough and detailed cost analysis by working collaboratively with the Division staff. Sever has also provided construction costing services for the Division as a member of a design consultant team on several recent school addition projects. Sever's knowledge, experience and accuracy in the preparation of construction costing reports throughout the various stages of the design process, has been invaluable to ensuring smooth and timely approvals from our funding agency.

We have no hesitation in recommending Sever L Construction Cost Consultants for provision of construction costing services. Should you wish to discuss this matter in more detail, please feel free to give me a call.

Yours truly,



George Heath





**LM Architectural Group**

500-136 Market Ave  
Winnipeg, Manitoba  
Canada R3B 0P4  
t. (204) **942.0681**  
f. (204) 943.8676

Terry W. Danelley MRAIC MAA OAA SAA AAA  
Principal  
James G. Orlikow MRAIC MAA OAA SAA LEED® AP  
Principal  
David J. Kressock MRAIC MAA AAA LEED® AP  
Principal  
Michael G. Isbister BID PDMA IDC LEED® AP  
Principal

M. P. Michener FRAC MAA BIEL  
Andrew Brimble MAA LEED® AP  
Ken Duchynycz CET  
Lloyd Mymko CT (ARCH)  
Harvey Rebalda CT (ARCH)  
Darrel Sawatzky BID PDMA IDC LEED® AP  
Margaret Trager OMA

September 9<sup>th</sup>, 2010

[www.lm-architects.com](http://www.lm-architects.com)

Sever L Construction Cost Consultants Inc.  
636-776 Corydon Avenue  
Winnipeg MB R3M 0Y1

Attention: **Mr. Sever Lupu, c.e.c.**

**Via email**

**Re: Comm. No. 0932  
Watrous Health Centre  
Watrous, Saskatchewan**

Dear Sever

We would like to thank you for working with LM Architectural Group towards the successful completion of the class A, B and C cost estimates for the Watrous Health Center Redevelopment Project. Your estimate helped our office design the project to meet our client's budget requirements.

We are pleased to inform you that with 4 bids received on September 7<sup>th</sup>, 2010; the project came on budget with the low bid 2% under your class A cost estimate.

We appreciate your help and fast response for all our questions and completion of the estimates.

Sincerely,

**Gustavo Lecman**  
Project Manager / Designer LEED® AP

**LM Architectural Group**

c.c. James Orlikow

**LM Architectural Group**

A Partnership of Terry W. Danelley Architect Inc. James G. Orlikow Architect Inc. David J. Kressock Architect Inc. LMAG Architects Inc.





April 27, 2010.

Construction Cost Consultants

Attention: Sever Lupu

**RE: PUBLIC SAFETY BUILDING  
DETENTION CELL RETROFIT  
PORTAGE LA PRAIRIE, MANITOBA**

On April 15, 2010 the Final Bids for the Public Safety Building Detention Cell Retrofit were received. Two companies presented their offers. The lowest tender came 4.8 % over your estimation done 1 year ago, however the lowest proposal included the Phase 3 of the construction (sprinkler the rest of the RCMP building) which was not included in your original cost estimate. Based on this the client has decided to go ahead with the construction, including Phase 3.

CAA appreciates the accuracy of your estimation and we look forward to working with you again.

Yours truly,

A handwritten signature in black ink that reads 'J Sternberg'. The signature is fluid and includes a long, sweeping horizontal line that extends to the right.

*Juan Sternberg*  
LEED AP  
Project Coordinator  
Calnitsky Associates Architects  
124 Nassau Street North  
Winnipeg, Manitoba R3L 2H1  
Telephone: (204) 453-6441  
Fax: (204) 453-3392  
e-mail: [jssternberg@calnitskyarchitects.com](mailto:jssternberg@calnitskyarchitects.com)

cc: Ed Calnitsky



# A | 49

Architecture49 Inc.  
1600 Buffalo Place  
Winnipeg MB  
R3T 6B8

T 1.204.477.1260  
F 1.204.477.6346  
architecture49.com

PWGSC Project No. R.069675  
A49 Project No. 159-00018-00  
September 16, 2016

Sever L Construction Cost Consultants Inc.  
Unit 1 - 1140 Waverley Street  
Winnipeg, MB R3T 0P4

Dear Sir:

**Re: Secure Client Fit-up  
Main, 2<sup>nd</sup>, and partial 3<sup>rd</sup> Floors  
Victory Building  
269 Main Street,  
Winnipeg, MB**

Thank you for your role as Cost Consultant in the above project. As we approach the Contract Administration phase, we acknowledge that your effort helped contribute to the success of the project.

Your attention to project requirements was appreciated, and we look forward to working with you in the future.

Yours truly,



Wendy Tyson BID, PIDIM, IDC, NCIDQ, LEED AP ID+C  
Practice Leader, Interior Design

Cc: Lee McCormick, A49 Managing Principal



## Smith Carter

Smith Carter Architects  
and Engineers Incorporated  
1600 Buffalo Place  
Winnipeg, Manitoba  
Canada, R3T 6B8

Tel: (204) 477-1260  
Fax: (204) 477-6346  
imagine@smithcarter.com

Architects  
Engineers  
Planners  
Interior Designers  
Landscape Architects

Project No. 29038.00  
October 17, 2011

Mr. Sever Lupu  
Construction Cost Consultants  
208-897 Corydon Avenue  
Winnipeg, MB R3M 0W7

Dear Sever:

**Re: Diagnostic Imaging (DI) Building  
Health Sciences Centre Campus  
Winnipeg, Manitoba**

I am very pleased to take this opportunity to personally thank you and your engineering team for your important contribution in providing this project with timely and effective cost consulting services.

The Winnipeg Regional Health Authority is very pleased that the project received a low bid within 3% of the \$38M budget announced by the Minister of Health back in June.

The scope of the interior work was technically complex and included a rooftop heliport installation, a first for any of the city's hospital campuses..

It is with your key assistance during the various development stages of a very aggressive schedule that you provided us with valuable costing information, the accuracy of which proved in the end to support many of the critical design decisions.

I'm looking forward to the next opportunity to work with you and your dedicated team. Thank you once again.

Warmest regards,



Larry Hamilton, MAA, M.Arch., RAIC  
Architect  
Encl.

p.s. we enclose 2 artist's renderings for your records.

cc: Gord Ferguson, Principal, Smith Carter

C:\Documents and Settings\antam\Local Settings\Temporary Internet Files\OLKE\h LUP\lupu-h letter of commendation October 2011.doc





January 13, 2016

To Whom It May Concern:

**Re: Sever L Construction Cost Consultants Inc.**

It is my pleasure to recommend Sever L Construction Cost Consultants Inc. as a Cost Consultant.

Sever and his group of mechanical and electrical engineers provided our company, as the retail strategy consultant responsible for the job, with a Cost D Construction estimate for a retail project at Trillium Health Partners' Mississauga and Queensway Hospital sites.

Based on the construction estimate as well as other factors, the project was approved to proceed.

We were very pleased with Sever and his group's turnaround of key milestone dates, the simplicity of their report (for the layman), and their ability to remain closely within budget in spite of various changes to the scope of the project.

We thank them for their work and would hire them again for this type of project in future.

Sincerely,

**S & H REALTY CORPORATION**

A handwritten signature in black ink, appearing to read 'Danny Klempfner', is written over a light blue horizontal line.

Danny Klempfner  
President

DRK:dli

*Strategies focused on value enhancement*

---

WaterPark Place | 20 Bay Street | Suite 1100 Toronto Canada M5J 2N8 | [www.shrealtycorp.com](http://www.shrealtycorp.com) | TEL 416.364.7810 FAX 416.955.1224  
Real Estate Broker & Retail Consultants



# A 49

Architecture49 Inc.  
1600 Buffalo Place  
Winnipeg MB  
R3T 6B8

T 1.204.477.1260  
F 1.204.477.6346  
architecture49.com

Sever Lupu  
Sever L Construction Cost Consultants Inc.  
Unit1-1140 Waverley Street, Winnipeg

Hello Sever,

I would like to thank you for the excellent work you did on the Evergreen Streetscapes project in Saskatoon. With your estimate of \$672,880, your Class A estimate was within 1% of the winning bid.

This thorough and accurate work helps construction begin quickly without having to revise the scope of work to reduce higher than expected costs.

Thanks again

**Ian Macdonald**  
Landscape designer

**Architecture49 Inc.**  
1600 Buffalo Place Winnipeg, Manitoba R3T 6B8 Canada  
**T**+1 204.477.1260 **F**+1 204.477.6346 **C**+1 204.223.5113







meaningful spaces | thoughtful places

January 2017

**Sever Lupu Cost Consultants Inc.**

1-1140 Waverley Street  
Winnipeg, Manitoba  
R3T 0P4

**RE: Letter of Reference – Cost Consulting  
for Lakehead University Centre for Advanced Studies in Engineering and Science**

To Whom it May Concern,

We are very pleased to provide reference for Sever Lupu Cost Consultants for their role in providing Class-C, Class-B and Class-A cost consulting for our 40,000sf two-storey Centre for Advanced Studies in Engineering and Sciences to be built over the next year on the Lakehead University campus in Thunder Bay, Ontario.

The cost estimates were provided in a timely manner and reflected a reliable and accurate take-off of our project costs to within \$25,000.00 of our \$18,180,000.00 tendered project price (approximately a 1% variance). The end result being a project cost under the estimated budget – a welcomed outcome for our client and the rest of the Consulting Team.

Yours Truly,

A handwritten signature in black ink, appearing to read 'Cory R. Stechyshyn'.

Cory R. Stechyshyn, OAA, MRAIC, NCARB, LEED AP  
President + Architect  
i4architecture



<b>Project #1</b>	<b>Red River College Infrastructure Assessment</b>
<b>Services Provided</b>	Assessment of Infrastructure for all RRC Manitoba Buildings, Class D Cost Estimate.
<b>Project Value</b>	\$1.5 Billion
<b>Dates</b>	September 2020 to January 2021



This project involved a major infrastructure assessment of all RRC buildings in Manitoba including periodic visits to each facility. Based on expert reports, observation, and other project information, a Class D cost estimate was completed with an estimated construction value in excess of \$1 Billion.

.1 Title and description	Red River College Campuses - \$1.5 Billion Infrastructure Assessment  Class "D" Cost Estimate for renovations, upgrades, and modernization of ALL Red River College Campuses in Manitoba.
.2 Project details	SL CCC visited ALL Red River College Campuses, collected detailed information, and conducted five (5) separate Class "D" Cost Estimates for the various RRC Campuses in Manitoba. The project spanned three (3) months commencing in November 2020 and ending in January 2021.
.3 Role of the Proponent	SL CCC served as the Principal and Only Quantity Surveyor throughout the duration of the project, which was completed successfully.
.4 A list of all disciplines and specialties associated with the project retained by the Proponent	All disciplines were provided including: <ol style="list-style-type: none"> <li>1. Structural</li> <li>2. Architectural</li> <li>3. Mechanical</li> <li>4. Electrical</li> <li>5. Civil and Site Works</li> <li>6. EXTRAS including asbestos removal and equipment pricing</li> </ol>
.5 A list of all services provided	Five (5) Class "D" Cost Estimates
.6 Names and telephone numbers of owner representatives that have working knowledge of the project's quality, budget and schedule.	Jason Ilagan, B.Env.D Architectural Technologist/Project Management Facility Management Red River College of Applied Arts, Science and Technology C409 - 2055 Notre Dame Avenue Winnipeg, Manitoba, Canada. R3H 0J9 Ph: (204) 632-2450 Cell: (204) 470-8636 Fax: (204) 632-9661 jailagan@rrc.ca
.7 Proponents may provide other pertinent information demonstrating the or problems, innovative program solutions, project successes, etc.	----- Forwarded message ----- From: <b>Jason Ilagan</b> <jailagan@rrc.ca> Date: Thu, Dec 17, 2020 at 5:48 PM Subject: Re: RRC ASSESSMENTS December 2020 To: sever lupu <severlupu@gmail.com>  Sever,  As always, you've done a great job.  Thank you again for providing great service to the College!  Regards,  <b>Jason Ilagan</b> , B.Env.D Architectural Technologist/Project Management Facility Management Red River College of Applied Arts, Science and Technology C409 - <a href="#">2055 Notre Dame Avenue</a> <a href="#">Winnipeg, Manitoba</a> <a href="#">Canada. R3H 0J9</a> <a href="#">Ph: (204) 632-2450</a> <a href="#">Cel: (204) 470-8636</a> <a href="#">Fax: (204) 632-9661</a> <a href="#">jailagan@rrc.ca</a>

<b>Project #2</b>	<b>Matawa Nations Transitional Housing</b>
<b>Services Provided</b>	Class A Cost Estimate, analysis of CMHC funded areas
<b>Project Value</b>	\$25,000,000
<b>Dates</b>	September to December 2022



This project involved completion of a Class A estimate for the renovation and expansion of the Matawa Wellness Centre (inclusive of a 24-bed transitional housing component). An analysis of CMHC funded areas was also undertaken by the team as well as meetings with the client and its consultants. During construction the project team will act as Quantity Surveyor.

Reference:

**Cory Stechyshyn, OAA**

i4architecture

[cory@i4a.ca](mailto:cory@i4a.ca)



Project #3	WAHA Redevelopment Project
Services Provided	Business case and business plan, Class A Cost Estimate, analysis of CMHC funded areas
Project Value	\$300,000,000
Dates	December 2020 to May 2023

In 2020 and 2021 (and again in 2022 and 2023), our team worked closely with Weeneebayko Area Health Authority (WAHA) and Ingram Consulting Ltd. to conduct a detailed business case, preliminary design, and cost estimate for the hostel and residences component of their new \$300m health centre and hospital complex.



The project involved an in-depth analysis of the facility functional program, staffing projections, community level data, Statistics Canada datasets, and other external information to estimate the required hostel size, staff residences requirement, and mix of housing types. The project also involved meetings with WAHA and other stakeholders, consultations with designers of other similar projects, and various scenario related analyses.

This project was jointly funded by the Ontario Ministry of Infrastructure and Indigenous Services Canada.

Reference has left the organization, name, **Paul Landry**

Chief Redevelopment Officer

WAHA Redevelopment Project

Weeneebayko Area Health Authority

[Paul.Landry@waha.ca](mailto:Paul.Landry@waha.ca) / [paul\\_landry@rogers.com](mailto:paul_landry@rogers.com)

C: 705-718- 3422

<b>Project #4</b>	<b>Cross Lake First Nation Education Facilities Project</b>
<b>Services Provided</b>	Business Case, Cost-Benefit Analysis, Class D Cost Estimate, Risk Assessment, Project Management
<b>Project Value</b>	\$220,000,000
<b>Dates</b>	April 2020 to ongoing



This project involved constructing the business case for the new education facility in Cross Lake, Manitoba. Our team conducted a cost-benefit analysis to estimate the economic and social value of the new education facility to the community and Manitoba. A risk assessment and budget were also developed as part of the project. Our team completed the Class D Cost Estimate for the project and included the results in the business case assessment. Our team also provided a review of existing capital and lifecycle cost analyses and prepared a risk budget for the project. Currently, our team is involved as Project Management Advisors.

Reference for Sever Lupu, Construction Cost Consultants, Winnipeg, Manitoba

I'm a senior advisor to the Cross Lake Education Authority (CLEA) in Pimicikamak, Manitoba. One of my responsibilities for CLEA over the past four years was and is to produce a Feasibility Study Report for the construction of a new high school and renovations and additions to the two existing schools. As part of this Feasibility Study Report work CLEA engaged Sever Lupu's firm, Construction Cost Consultants, to produce multiple costing estimates for the new school and renovations and additions to the two existing schools over the past four years.

I was the person in CLEA who managed the relationship with Sever Lupu when he was carrying out his cost estimate work.

In all cases Sever Lupu has carried out excellent work in producing his cost estimates. His work was always thorough, well thought out, accurate, delivered in a timely manner and on budget. I would recommend his work without reserve.

Dr Robert Nixon

President

Nixon & Associates and

Senior Advisor to the Cross Lake Education Authority

[245 rue des Vosges](#)

[Saint Lambert, Quebec. J4S 1M1](#)

514 823 1060





# William Beckley

PQS

PROFESSIONAL QUANTITY SURVEYOR

---

## PROFESSIONAL QUALIFICATIONS AND EDUCATION

- Canadian Institute of Quantity Surveyors (PQS Certified)
- Electrical Technology, Ryerson Polytechnic University
- WMIS Instructors Course

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## PROFESSIONAL EXPERIENCE

- Sever Lupu Construction Cost Consultants, 2007 to present, Intermediate Quantity Surveyor
- Sutherland Schultz, 2003 to 2007, Senior Estimator/Project Manager
- Black and McDonald Ltd., 2001 to 2003, Senior Estimator/Project Manager
- Comstock Canada Ltd., 1999 to 2001, Chief Estimator

---

## RELATED EXPERIENCE

### PROFESSIONAL QUANTITY SURVEYOR

- Hospital projects, Ontario and Nova Scotia
- Transit projects including TTC Subway Expansion and LRT Projects
- Mississauga BRT Project
- York Region Viva Project
- \$25 to \$35 million dollar commercial and industrial projects
- \$12 million dollar automotive plant
- Syncrude Canada (Tar Sands)
- Government of Alberta
- Canem Systems



# Greg Miles

M.A. (Economics), PMP

VICE-PRESIDENT/PROJECT MANAGER

---

## PROFESSIONAL QUALIFICATIONS AND EDUCATION

- Project Management Professional (2017 renewed 2020), Project Management Institute (PMI)
- Masters of Arts (Economics), McGill University (2008)
- Bachelor of Arts (Economics) – with Honors, University of Winnipeg (2006)

---

## PROFESSIONAL EXPERIENCE

- Sever Lupu Construction Cost Consultants, 2018 to present, Senior Associate/PM
- Ingram Consulting Ltd., 2020 to present, Assistant Project Manager
- Workplace Education Manitoba, 2019 to present, Labour Market Information Specialist
- Indigenous Management Group Inc., 2012 to 2019, Economist/Project Manager

---

## RELATED EXPERIENCE

### PROJECT MANAGER

- Fisher River New Health Centre
- Fisher River Fish Plant
- Fisher River McBeth Fisheries
- Berens River Community Care Hub
- Berens River Gaming Centre

### BUSINESS PLANS AND FEASIBILITY STUDIES

- Cross Lake Education Facilities Project
- Fisher River New Health Centre
- Fisher River Fish Plant
- Fisher River McBeth Fisheries
- Berens River Gaming Centre

### ICT PROJECTS

- Workplace Education Manitoba LMI Data System at [www.manitobalmi.ca](http://www.manitobalmi.ca), design, development and implementation

### ECONOMIC CONSULTING PROJECTS

- Bioscience Association Manitoba Industry Profile Study (2016, 2018, 2020)
- Manitoba Aerospace Industry Profile Study (2018, 2020)
- Fox Lake Cree Nation Conawapa
- Ochewki Sipi Personal Care Home Analysis
- Berens River Health Plan
- Economic Development Winnipeg Site Selector Tables
- Economic Development Winnipeg Talent Attraction Project
- Workplace Education Manitoba Value for Money Analysis
- Fisher River Peat Moss Analysis
- Manitoba Agriculture COVID-19 Reopening Plan Data Support
- Indigenous Inland Commercial Fisheries Initiative



# DANIEL MILES CFA

Director of Finance, Director of Ontario Markets

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## PROFESSIONAL QUALIFICATIONS AND EDUCATION

- University of Waterloo, Waterloo, Ontario Honours
- Degree with Distinction, Bachelor of Mathematics/Business Administration (MATH), Co Op Designation 2000
- Montreal Futures Exchange, Registered Futures Trader SAM Authorized Person 2010
- Investment Industry Regulatory Organization of Canada, Registered Representative 2009
- CFA Institute, Chartered Financial Analyst Designation 2003
- Global Association of Risk Professionals, Financial Risk Manager Certification 2003

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## PROFESSIONAL EXPERIENCE

- Sever Lupu Construction Cost Consultants, 2022 to present, Director of Finance
- Fixed Income Trader, BEUTEL GOODMAN AND COMPANY Toronto 01/15 to 08/19
- Vice President, Interest Rate Product Sales CREDIT SUISSE CANADA Toronto 02/10 to 11/13
- Director, Interest Rate Derivatives Sales CIBC WORLD MARKETS Toronto 10/06 to 01/10

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**Champion,** Canadian Bridge Championships 2012, 2015, 2017

- Member of winning teams at Canadian Bridge Championships; represented Canada at the World Bridge Championships in France and India

**Treasurer,** Toronto Bond Traders Association 2010 - 2013

- Represented Credit Suisse Canada on the board of the Toronto Bond Traders Association; responsible for organizing industry events such as the Annual Black Tie Dinner

**Director and Membership Committee Chair,** CFA Society Toronto 2004 - 2011

- Sat on the Board of Directors at CFA Society Toronto, driving the overall strategy of the Society, a not-for-profit organization supporting the professional development and advancement of CFA charterholders and candidates; chaired Membership Committee to review membership applications from CFA charterholders and candidates

**Peer Tutor and Substitute Instructor** 2003 - 2009

- Tutored undergraduate and MBA students at Ryerson University and University of Toronto in upper year finance and investment courses. Taught upper year finance classes for instructors when required



# Adrian Solomon M. E.

MECHANICAL QUANTITY SURVEYOR

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## PROFESSIONAL QUALIFICATIONS AND EDUCATION

- Polytechnic Institute, Bucharest Romania, M. Science, Mechanical Engineering
- Ontario Society of Professional Engineers (OSPE)
- Professional Engineers Ontario (PEO), since 1997

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## PROFESSIONAL EXPERIENCE

- Sever Lupu Construction Cost Consultants, 2000 to present, Mechanical Quantity Surveyor
- Senior Mechanical Designer, Alliance Engineering Services Inc, Principal, 2000 to present
- Senior Mechanical Designer KGS Group, 1998 to 2000

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## RELATED EXPERIENCE

### PROFESSIONAL QUANTITY SURVEYOR

- Mosaic Potash Expansion Plant, SK, ( 270.0 M )
- BIOEXX Plant Expansion Phase 3
- MRI DI at Health Sciences Centre Including Helipad, Winnipeg ( 35.0 M )
- Health Science Centre Emergency Room Addition
- St. Anne Public Health Office, St. Anne Manitoba
- Prairie Dale High School, Winkler Manitoba
- RCMP Dorm Regina, Phase 1, Regina, Saskatchewan
- YMCA Brandon, Manitoba
- Univ. of Manitoba, Glenlea Research Station ( 2.0 M )
- Univ. of Manitoba, Asper School of Business, 177 Lombard Av. 2nd Floor Reno
- University of Manitoba, Dafoe Library Reno, Feasibility Study
- Brandon University Healthy Living Centre, Brandon ( 20.0 M )
- Canada Border Security
- Fox Lake Cree Nation Gathering Place
- Vita Community Childcare Centre
- 510 Lagimodiere Office fit-up
- Klyssen IFM retail development
- Duff Roblin Provincial Park Interpretative Centre

### PROFESSIONAL QUANTITY SURVEYOR

- University of the North Campus Site Services (3,0M)
- Swan Valley Recreation and Leasure Centre
- Assiniboine Park Family Centre, Winn. Manitoba
- RCMP Northwest Territories Housing Addition, NWT
- RCMP Forensic Lab Renovations, Winn. Man.
- CJOB Building Conversion, Winn. Man.
- James Avenue Pumping Station Redevelopment
- Red River College Library
- George V Gym Addition
- Opaskwayak Health Clinic
- Sandy Bay Child and Family Services
- Lord Roberts High School Renovations
- DFO Experimental Lakes Area Fish Ecology lab
- Keystone Centre Renovations, Brandon Manitoba
- 17th Wing North Site Renovation
- Winnipeg Taxation Centre



# Ron Nault

Journeyman Electrician

ELECTRICAL QUANTITY SURVEYOR

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## PROFESSIONAL QUALIFICATIONS AND EDUCATION

- Red River Community College; electrical apprentice training
- Northern Alberta Institute of Technologies; Journeymen electrician

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## PROFESSIONAL EXPERIENCE

- Sever Lupu Construction Cost Consultants, Electrical Quantity Surveyor, 2008 to present
- 2007- Present: Nault Consulting Services, Principal
- 1990 - 2010: Senior Electrical Designer, Project Manager Tower Engineering Group
- 1985 - 1989: Estimator, Project Manager Wescan Electrical Services

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## RELATED EXPERIENCE

### PROFESSIONAL QUANTITY SURVEYOR

- Cross Lake Health Complex
- Park Manor Personal Car Home, Winnipeg, (54.0 M)
- Grace General Hospital Emergency Department, Winnipeg, (43.0 M)
- Mosaic Potash Expansion Plant, SK, (270.0 M)
- BIOEXX Plant Expansion Phase 3
- MRI DI at Health Sciences Centre Including Helipad, Winnipeg ( 35.0 M )
- Health Science Centre Emergency Room Addition
- St. Anne Public Health Office, St. Anne Manitoba
- Prairie Dale High School, Winkler Manitoba
- RCMP Dorm Regina, Phase 1, Regina, Saskatchewan
- YMCA Brandon, Manitoba
- Univ. of Manitoba, Glenlea Research Station ( 2.0 M )
- Univ. of Manitoba, Asper School of Business, 177 Lombard Av. 2nd Floor Reno
- University of Manitoba, Dafoe Library Reno, Feasibility Study
- Brandon University Healthy Living Centre, Brandon ( 20.0 M )
- University of the North Campus Site Services (3,0M)

### PROFESSIONAL QUANTITY SURVEYOR

- Swan Valley Recreation and Leisure Centre
- Assiniboine Park Family Centre, Winn. Manitoba
- RCMP Northwest Territories Housing Addition, NWT
- RCMP Forensic Lab Renovations, Winn. Man.
- CJOB Building Conversion, Winn. Man.
- James Avenue Pumping Station Redevelopment
- Red River College Library
- George V Gym Addition
- Opaskwayak Health Clinic
- Sandy Bay Child and Family Services
- Canada Border Security
- Fox Lake Cree Nation Gathering Place
- Vita Community Childcare Centre
- 510 Lagimodiere Office fit-up
- Klyssen IFM retail development
- Duff Roblin Provincial Park Interpretative Centre
- Lord Roberts High School Renovations
- DFO Experimental Lakes Area Fish Ecology lab
- Keystone Centre Renovations, Brandon Manitoba
- 17th Wing North Site Renovation
- Winnipeg Taxation Centre



# Sever Lupu CEC

PRINCIPAL

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## PROFESSIONAL QUALIFICATIONS AND EDUCATION

- Canadian Institute of Quantity Surveyors (CEC Certified)
- American Association of Cost Engineers
- Technological Engineering College of Israel at “Technion”
- Project Management Courses at University of Manitoba
- Technical Seminars at American Association of Cost Engineers

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## PROFESSIONAL EXPERIENCE

- Sever Lupu Construction Cost Consultants, 1968 to present, Owner/Principal
- Quantity Surveyor and Construction Financial Analyst for major Hydro-Electric Projects in Manitoba, Saskatchewan, Africa, 1973 to 1993
- Quantity Surveyor/Cost Consultant, 1968 to 1973

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## RELATED EXPERIENCE

### PROFESSIONAL CONSTRUCTION COST CONSULTANT

- Winnipeg Public Library Millennium Project, Winnipeg
- U of M – Engineering and Info Technology Complex, Winnipeg
- St. John's College U of M 250 seat Lecture Theatre Addition, Winnipeg
- Holland Art Gallery and Library, Winnipeg
- Garden City Collegiate, Winnipeg
- Assiniboine Community College, Culinary & Theatre Addition, Winnipeg
- Manitoba Hellenic Cultural Centre, Winnipeg
- Opaskwayak Cree Nation School, Manitoba
- Chemawawin First Nation School, Manitoba
- Lac La Croix First Nation School, Ontario
- Sachigo Lake First Nation New School, Ontario
- Faculty of Nursing Building U of M, Winnipeg
- Sisler High School, Winnipeg
- St. James Community Centre
- Notre Dame Community Centre, Winnipeg

### PROFESSIONAL CONSTRUCTION COST CONSULTANT

- Cross Lake Education Facilities, Cross Lake Manitoba
- Cross Lake New Hospital
- Berens River Community Care Hub
- Berens River Gaming Centre
- Fisher River New Health Centre
- Fisher River Fish Plant
- Fisher River McBeth Fisheries
- Garden Hill Dialysis Unit

Many more projects available upon request. See Information Package for many more listed projects completed by Sever Lupu and Team.