

CONSTRUCTION PROJECT MANAGEMENT

Selected Track Record

Engagements led by our principal – an anonymised portfolio summary

The projects on the following pages were delivered by the firm's principal in a project-management capacity (or as otherwise noted) while employed by the contracting and development firms that held those engagements. They are presented as a record of the principal's construction-management experience, not as engagements contracted to Lumenalis Consulting Ltd. Identifying details – street addresses, client names, and employers – have been generalised to an area and an organisation type; recorded dollar figures are retained.

Portfolio at a glance

Nineteen construction projects across four employers and six years (2021–2027), delivered as project manager on sixteen, co-project manager on two, and assistant project manager on one. Where figures are recorded, the portfolio represents roughly \$30.5 million in aggregate project value and about \$17.3 million in construction value managed. Client types span owner-developer work, institutional and commercial owners, a national insurer's restoration files, and private homeowners.

The work concentrates in the back half of the development lifecycle – preconstruction, construction management and owner's representation, and close-out – with site-plan and Electrical Safety Authority approvals on the development files.

Master summary

Code	Project type	Scale / key figures	Role	Value (proj / constr)	Period	Status
DEV-01	Concrete multi-residential conversion	21 → 23 units, concrete structure	PM	\$8.4M / \$2.8M	'24-'25	Done
DEV-02	Triplex cluster, new build	3 triplexes, ~6,200 sf	PM	\$4.45M / \$2.15M	2024	Done
DEV-03	Purpose-built rental, new build	New construction	PM	\$4.9M / \$3.9M	'25-'27	Active
DEV-04	Mid-scale multi-unit renovation	6 → 10 units	PM	\$3.9M / \$1.3M	'24-'25	Done
DEV-05	Commercial + residential renovation	Commercial unit + 2-bed, structural	PM	\$1.2M / \$530K	'24-'25	Done
DEV-06	Small multi-residential asset	Scope not recorded	PM	\$1.45M / \$350K	'24-'25	Done
DEV-07	Multi-residential (assistant PM)	Details not recorded	Asst PM	–	–	Done
INST-01	Institutional tenant revitalization	Multi-unit, ~\$40–55K/unit	PM	\$1.3M	'21-'22	Done
INST-02	Multi-building occupied fit-up	Several buildings; asbestos abatement	Co-PM	\$0.9M	'21-'22	Done
INST-03	Faith-based institutional reno	Full interior; split public funding	PM	\$0.95M	'21-'22	Paused

Code	Project type	Scale / key figures	Role	Value (proj / constr)	Period	Status
INST-04	Large interior millwork & doors	65,000 Inft base; 1,440 doors	PM	\$1.1M	'21-'22	Done
REST-01	Storm roof & structural restoration	Truss/roof + 2 suites	PM	\$240K	2022	Done
REST-02	Fire/impact total rebuild	Reframe + abatement + envelope	PM	\$780K	'22-'23	Handed off
RES-01	Whole-home structural renovation	~6,000 sf, structural, HVAC	Co-PM	\$540K	'23-'24	Done
RES-02	Basement + main-floor renovation	Basement, bath, laundry, stairs	PM	\$105K	2022	Done
RES-03	Main-floor & kitchen renovation	Kitchen + entryway	PM	\$78K	2022	Done
RES-04	Kitchen & dining renovation	Kitchen, flooring	PM	\$74K	'23-'24	Done
RES-05	Kitchen & dining renovation	Kitchen, flooring	PM	\$81K	'23-'24	Done
RES-06	Basement reno + envelope works	Basement, windows, soundproofing	PM	\$115K	'23-'24	Done

Values are project value and, where separately recorded, construction value managed. 'Done' denotes a completed engagement; 'Active' denotes work in progress; 'Handed off' and 'Paused' are noted where the principal's involvement ended before completion.

Group 1 – Development and new build

DEV-01 · Concrete Multi-Residential Conversion

Project manager · owner-developer (in-house) · central Ottawa · \$8.4M project / \$2.8M construction · Oct 2024 – Sep 2025 · completed

Conversion and renovation of a 21-unit building into a 23-unit concrete structure. Took the Site Plan Approval through to passed or waived, ran multiple floor-plan revisions including a redesign to a 21 one-bedroom mix from an original 10 one-bedroom and 11 bachelor mix that added at least \$1M to project value, carried the Electrical Safety Authority plan review, and restructured the electrical service from 400V/800A to 200V/600A, cutting the service-design timeline by about six months.

DEV-02 · Triplex Cluster – New Build

Project manager · owner-developer (in-house) · Ottawa · \$4.45M project / \$2.15M construction · May-Sep 2024 · completed

Ground-up development of three triplexes, roughly 6,200 gross square feet, taken on at the completed framing and sheathing stage.

DEV-03 · Purpose-Built Rental – New Build

Project manager · owner-developer (in-house) · Ottawa · \$4.9M project / \$3.9M construction · Oct 2025 – Jun 2027 · active

New construction of a purpose-built rental building. The engagement is in progress; it is listed here for completeness and is not presented as a completed result.

DEV-04 · Mid-Scale Multi-Unit Renovation

Project manager · owner-developer (in-house) · central Ottawa · \$3.9M project / \$1.3M construction · Sep 2024 – Jul 2025 · completed

Interior renovation expanding a six-unit building to ten units.

DEV-05 · Commercial + Residential Renovation

Project manager · owner-developer (in-house) · central Ottawa · \$1.2M project / \$530K construction · Sep 2024 – Jul 2025 · completed

Interior and structural renovation of a commercial space and a two-bedroom residential unit.

DEV-06 · Small Multi-Residential Asset

Project manager · owner-developer (in-house) · Ottawa · \$1.45M project / \$350K construction · Oct 2024 – Aug 2025 · completed

A small multi-residential asset; the detailed construction scope is not recorded. The low construction-to-project ratio indicates the engagement was weighted toward soft costs.

DEV-07 · Multi-Residential — Assistant Project Manager

Assistant project manager · owner-developer (in-house) · Ottawa · figures and timeline not recorded · completed

A supporting construction-management role on a multi-residential project; further detail is not recorded.

Group 2 — Institutional and commercial

INST-01 · Institutional Tenant Revitalization

Project manager · institutional multifamily owner · central Ottawa · \$1.3M (~\$40–55K/unit) · Jun 2021 – Jun 2022 · completed

Full renovation of tenant units: demolition, electrical, HVAC, flooring, painting, tile, plumbing, new tubs and rough-ins, kitchen manufacture and installation, countertops, appliances, and final cleaning.

INST-02 · Multi-Building Occupied Fit-up

Co-project manager · large private rental community · west-end Ottawa · \$0.9M (~\$50–70K/unit) · Oct 2021 – Jun 2022 · completed

Full tenant-unit renovations across several apartment buildings and a row of townhouses, including asbestos abatement, on the same trade scope as the institutional revitalization above.

INST-03 · Faith-Based Institutional Renovation

Project manager · faith-based institution · Ottawa · \$0.95M · Dec 2021 – May 2022 · preconstruction completed, then paused

Full interior renovation — repainting, flooring, interior walls, new exterior escape stairs, all-new electrical and plumbing, refinished seating, rebuilt baptism area and pool, and basement repairs. Funded \$450K from the institution and \$500K from government; placed on hold about four weeks before start when the government funding was delayed. Presented as a completed preconstruction engagement.

INST-04 · Large-Scale Interior Millwork and Doors Package

Project manager · commercial property owner · Ottawa · \$1.1M · Nov 2021 – Jun 2022 · completed

High-volume interior package: roughly 65,000 linear feet of baseboard, 1,100 interior door installations, and 340 metal door installations.

Group 3 — Insurance restoration

REST-01 · Storm Roof and Structural Restoration

Project manager · national property-and-casualty insurer · suburban Ottawa · \$240K · Sep–Nov 2022 · completed

Rebuild of a storm-destroyed roof section including truss and structural repairs, resheathing and reshingling, interior refinishing of two flood-damaged suites, new eavestrough, and portions of exterior electrical.

REST-02 · Fire/Impact Total Rebuild

Project manager · national property-and-casualty insurer · Ottawa · \$780K · Jun 2022 – Jan 2023 · preconstruction and first month, then handed off

Rebuild of a home destroyed by a fallen tree: interior asbestos abatement, reframing the upper half, full interior and exterior refinishing (excluding part of the stone façade), new basement insulation, and a new roof truss with sheathing and shingling. Preconstruction and the first month were delivered before the engagement was handed off; presented as a preconstruction and mobilization case.

Group 4 – Private residential renovation

RES-01 · Whole-Home Structural Renovation

Co-project manager · private homeowner · suburban Ottawa · \$540K · Apr 2023 – Jan 2024 · completed

Full interior renovation of the main and second floors, roughly 6,000 square feet: new HVAC, major structural changes, new barn beams, heated flooring, new kitchen, painting, hardwood refinishing, full bathroom renovations, minor exterior work, and new kitchen and bathroom plumbing.

RES-02 · Basement and Main-Floor Renovation

Project manager · private homeowner · suburban Ottawa · \$105K · Jun–Nov 2022 · completed

Full basement renovation plus main-floor bathroom, laundry room, entryway, and stairs.

RES-03 · Main-Floor and Kitchen Renovation

Project manager · private homeowner · suburban Ottawa · \$78K · Jun–Nov 2022 · completed

Main-floor renovation including a new kitchen and entryway.

RES-04 · Kitchen and Dining Renovation

Project manager · private homeowner · suburban Ottawa · \$74K · Dec 2023 – Feb 2024 · completed

Kitchen and dining renovation with a new kitchen and new flooring.

RES-05 · Kitchen and Dining Renovation

Project manager · private homeowner · suburban Ottawa · \$81K · Oct 2023 – Dec 2024 · completed

Kitchen and dining renovation with a new kitchen and new flooring.

RES-06 · Basement Renovation and Envelope Works

Project manager · private homeowner · central Ottawa · \$115K · Nov 2023 – Feb 2024 · completed

Full basement renovation, exterior finishings, some roofing repairs, new window installation, heavy second-floor soundproofing, and a new tub.