

COMPANY PROFILE

The Company

James C. Johnson Associates Inc. (JCJ), a professional Project and Construction Management consulting firm, was incorporated in 1982 by James C. Johnson, P.Eng. Since that time more than \$550 Million of construction has been completed on time and within budget under the Company's supervision.

In 1993, Cliff F. Campbell, P.Eng. and Graeme MacDonald purchased the company. Because of its reputation and solid track record, they kept the name. JCJ has established itself as an independent and impartial supplier of technical services and guidance. Our success has come from working on local projects and by hiring local people. JCJ's reputation for quality work has developed into a loyal and repeat customer base.

Project Management activities include management of the entire project from conception through preliminary stages, design, construction, commissioning and completion. All consultants and contractors report to the Project Manager, who is responsible to the owner for every aspect of the project, including, but in no way limited to, budget, scheduling and quality.

As Construction Manager, the Company manages, on behalf of the owner, all onsite activities including general conditions items (e.g., temporary light, heat, power and water, etc.), supervision of contractors, quality control, cost control, site scheduling and commissioning.

Major Projects

JCJ were selected by **Somru BioScience Inc.**, to provide Project & Construction Management Services in 2017 for their new \$2.5 million Research Facility, in the Charlottetown BioCommons Park.

Souris Harbour Authority Inc. engaged JCJ in 2017 to provide Project Management & Inspection Services for their \$2.5 million expansion to existing Cold Storage Facility, in Souris Food Park.

During 2016 & 2017, **Confederation Centre of the Arts**, once again selected JCJ to provide Project & Construction Management Services for the final two stages of the Homburg Theatre Renovations. These \$7.750 million projects were completed on budget and within constricted schedules.

Between 2012 & 2017, JCJ have been retained by **PWGSC** to provide Construction Inspection Services for projects Managed by PWGSC including Marine Work, Greenhouse Construction and National Park Paving Projects.

In 2015, JCJ provided Project & Construction Management Services for **Tethy's Aquaculture Canada**, for their new \$3.9 million Aquatic Research Facility, in Souris, PEI.

In 2014, **BioVectra**, a specialized manufacturer and developer of pharmaceutical ingredients for the global Marketplace, engaged JCJ for the expansion of its Aviation Avenue Facility. As Project & Construction Manager, JCJ led the construction of a 13,000 sq.ft. \$3,500,000.00 expansion of BioVectra's Office, Lab and Amenities.



JAMES C. JOHNSON
ASSOCIATES INC.

Managing The Business Of Building

COMPANY PROFILE

Atlantic Baptist Homes hired JCJ to provide Project Management services for the construction of a 29 unit Expansion to their Chappell Court Facility. With a construction cost of \$6,500,000.00 these improvements provided additional residential and assisted living services for seniors adjacent to their current facility on Centennial Ave. in Charlottetown.

In 2013 and again in 2014, **Confederation Centre of the Arts** engaged JCJ to act as Project Manager for their capital improvements projects. As part of the celebration for the Centre's 50th Anniversary, the Theatre's Main Stage received over \$7,000,000.00 in upgrades to improve the patron's experience and enhance the performance of the Charlottetown Festival's numerous events, including the World's longest running musical, 'Anne of Green Gables'.

JCJ was selected as Construction Manager for the new \$12,700,000.00 **Summerset Long Term Care Facility** in 2011, a new 82-bed, 60,000 sq.ft., facility constructed in Summerside. Working with PEI Department of Transportation and Infrastructure Renewal, JCJ managed design review, budget, scheduling and on site supervision to ensure the project completion was achieved within budget and schedule in 2012.

JCJ provided Project & Construction Management Services for the \$24,000,000.00, 10-storey, 82-bedroom **Holman Grand Hotel** during 2010 and 2011. The boutique hotel located in Charlottetown is attached to the **Confederation Centre of the Arts** by an underground pedway valued at \$2,000,000.00 which was also managed by JCJ.

During 2009 – 2010, JCJ provided Project & Construction Management Services for construction of the \$8,500,000.00 **Homburg Financial Tower** on Fitzroy Street. The 8-storey office tower provides 50,000 sq.ft. of "Class A" commercial office space in Downtown Charlottetown.

During 2006 – 2008, **Charlottetown Harbour Authority Inc.** engaged JCJ as Project Managers to oversee approximately \$20,000,000.00 of infrastructure construction and renovations including new oil lines extending from the marine terminal to the Irving Oil Tank Farm, repairs and extension to the marine terminal wharf, floating breakwater for the proposed new marina and renovations to the west shed for the Cruise Ship Welcome Centre and the new Multi-Purpose Events Centre.

Confederation Centre of the Arts engaged JCJ to act as Project Manager for their capital improvements projects in 2005 and 2006. Various areas of the Confederation Centre were upgraded during these two projects, most notably the new Box Office and Elevator installations, as well as other barrier free solutions to assist handicapped patrons of the facility. These projects totaled approximately \$2,500,000.00

The City of Summerside selected JCJ to act as Construction Manager for Phase II of the Summerside Wellness Centre in 2005. This project included the construction of a 4,000 seat bowl-style arena, practice ice facility, bowling alley and new lobby serving the entire facility. Site services, including landscaping, parking and sidewalks were also constructed. This \$25,000,000.00 facility was completed on schedule in August, 2007.

Holland College retained the services of JCJ in December 2004 to act as Construction Manager for their new student residence at Grafton and Edwards Streets, in Charlottetown. The \$3,500,000.00 facility opened on time and within budget in July 2005.

COMPANY PROFILE

JCJ entered into a joint venture with **WHW Architect Inc.**, in 2004 to provide Project Management Contract Administration, and Site Inspection Services for design and construction of the \$23,000,000.00 expansion to the Atlantic Veterinary College.

The City of Summerside employed JCJ in 2003 to provide full-time onsite Quality Control inspection services for its new \$9,000,000.00 Aquatics Component of its Wellness Centre.

During 2002, **Capital Area Recreation Inc.** the non-profit entity assigned with the responsibility to plan, design and construct the new arena and aquatics facility to service the residents of the greater Charlottetown Area, employed JCJ to assist in site selection for the new facility. Once the site was selected, CARI contracted JCJ to provide Project & Construction Management Services for its new facility. An additional arena and space to accommodate the Seniors Active Living and commercial rental space were added to the Project. The \$20,575,000.00 Project was completed on schedule in June 2004 at an average cost of approximately 18% less than the estimates published in Hanscomb's Yardsticks for Costing for similar facilities in Canada.

Powand Sport Centre employed JCJ in 2002 to provide Project Management Services for the design and construction of its new twin pad NHL-sized ice arenas. The Project was completed in December 2003 within budget of \$3,500,000.00.

Island Waste Management Corporation, the Provincial Crown Corporation responsible for the solid waste disposal for Prince Edward Island, engaged JCJ in 2001 to manage the design and construction of its new Central Compost Facility. The \$18,500,000.00 facility was completed using the Design-Build-Operate approach and opened on time and within budget in July 2003.

In 2001, the **Charlottetown Yacht Club** improved its facility through the construction of an expanded wharf for provision of additional parking and boat berthage and storage. A new floating marina, including breakwater and mooring slips, was also added to the Yacht Club infrastructure. JCJ was retained to manage the Project to ensure budgets (\$1,500,000.00) were maintained and schedules were managed in order to minimize disruption to the Yacht Club membership.

Also during 2001, **Communities 13 Inc.** retained JCJ to manage construction of the APM Centre, in Cornwall. Using the Design-Build approach, this new multi-purpose recreation facility comprised of an NHL-sized ice arena and gymnasium was constructed within the \$3,500,000.00 allocated to the Project and was opened early in 2002.

The conversion of a Flow-Through Aquaculture Facility to a Recirculating Facility at **Hidden Valley Charr** was managed by JCJ in 1999.

The construction of a new 18-Hole Championship Golf Course and Resort Expansion at **Brudenell River Resort** and construction of the Canadian Golf Academy all required significant new infrastructure. JCJ was the Project & Construction Manager for this \$6 Million project in 1998. The Brudenell River Resort Infrastructure project included a new water system, expansion of the electrical system, a new waste water treatment plant, roads, parking lots, a golf course maintenance building, a new office for PEI Provincial Parks, a new Recreational Vehicle Park, as well as a new Day Use Facility. The work started onsite in January 1998 and was completed on an extremely tight schedule in July 1998 in time for the opening of the new facilities.

COMPANY PROFILE

JCJ has provided Project Management Services for the construction of two plants in the Souris Food Park. These plants, valued at a total of \$34 Million, included the largest potato granule plant of its kind in the world. Working for **Agra West Investments Ltd.**, JCJ managed an international team involving engineers and contractors from several countries.

JCJ acted as Project Manager for the construction of an Industrial Mall and the Small Business Centre for **Central Development Corporation Ltd.**, in Borden-Carleton, PEI.

For Island **Quality Vegetables Inc.**, JCJ acted as Project Manager for a new plant in Valleyfield, PEI.

Conception through completion was handled on budget, adhering to the tightest possible schedule.

Since 1990, the Company has acted as Owner's Representative for **Environmental Industrial Services Inc.** for construction of McCain Foods Waste Water Treatment Plant, Cavendish Farms Waste Water Treatment Plant and Waste Water Treatment Facilities servicing Small Fry Snack Food Inc. These potato processing waste water treatment plants are valued at \$13.5 Million, \$17.5 Million and \$3 Million, respectively.

JCJ acted as Project & Construction Managers for the Royal Star Foods Ltd. Seafood Processing Plant located at Jude's Point, PEI. This project, valued at \$6 Million, was completed in the spring of 1996.

JCJ handled Project Management responsibilities for construction of The Links at Crowbush Cove on behalf of **Lakeside Development Corporation**. This is a world class golf course designed by Thomas McBroom and site among the dunes on the Island's scenic North Shore. The \$6.5 Million course opened for play in 1993, on time and on budget, and received the prestigious award for Best New Public Course in Canada from Golf Digest Magazine in 1995 when it became eligible for nomination. In 1998, Golf Digest added the distinction of naming Crowbush one of the top five public golf courses in North America.

JCJ coordinated all onsite construction activities for the GST National Processing Centre, in Summerside, PEI. This \$30 Million construction project was undertaken by the Company in 1993 for **Public Works Canada**.

In September 1998, the Company was awarded project management and construction management contracts for construction of the **Charlottetown Civic Centre**. This \$13.5 Million project was completed in February 1990, on schedule and within budget.

A project management contract for Peake's Wharf Restoration project, in Charlottetown, was completed in June 1990. This project contained elements which posed problems on several fronts. Environment, heritage, marine construction, close budget and tight schedule all contributed to an extremely interesting and complex project, completed on time and within budgetary constraints. Cliff F. Campbell, P.Eng., acted for the owner, **Charlottetown Area Development Corporation**, for this \$1.5 Million project.

During the construction of the **Atlantic Veterinary College**, in Charlottetown, JCJ acted as Project Manager and was responsible for all phases of the project, including budget, programming, design, construction, equipment acquisition and scheduling. Cliff F. Campbell, P.Eng., acted as Project Engineer. The Atlantic Veterinary College was completed in 1987, on time and within the \$42.5 Million budget.

COMPANY PROFILE

The construction program of the financially troubled **Prince Edward Hotel and Convention Centre**, in Charlottetown, was brought back on track through the implementation by JCJ of strict budgetary controls and supervision. The project was completed early in 1984 within its \$30.5 Million budget.

Other activities in which the Company has participated include:

- **Restoration of Powder Magazine** a “no charge” project for which JCJ received a Heritage Awareness Award
- **University of Prince Edward Island Wood-Fired Boiler Plant**
- **Prince Edward Hotel and Convention Centre Shoreline Reclamation**
- **PEI Hospital Services Commission Souris Hospital**
- **Holland College, Atlantic Police Academy Facilities Study**
- **PEI Department of Public Works, Government Garage Operational Study**
- **Charlottetown Civic Centre Conceptual Cost Study**
- **Charlottetown Civic Centre Operational Cost Study**
- **Labour Arbitrations**
- **Technical Adviser to Environmental Industrial Services Inc.** at the Waste Water Treatment Plant for McCain Foods, at Borden-Carleton, PEI
- **Lease Negotiations on behalf of major tenants**
- **Numerous other management services for a variety of clients**