

Angelo Jr. Rapanos, Architect OAA AIBC AAA MRAIC

I am a licensed professional with a diverse architectural background in residential and corporate planning, construction, and business development. I have managed and retained architectural and interior design services for clients in the private sector for the past fifteen years.

I can prepare proposals, produce comprehensive business case studies and evaluate feasibility reports for short and long term projects with tact and diplomacy between all private and public shareholders.

My methodology as an architect involves: innovative, efficient and effective functional programming, sustainable design practice and strategic planning, while respecting the clients' needs and objectives in the process of promoting and resolving a development's environmental impact, spatial requirements, cost implications and budget.

In addition, I have monitored the quality control and assurance of working drawings, advised on specifications and material selection for the innovative production of wood, concrete and steel architectural design solutions and construction techniques.

Sincerely,

Angelo Jr. Rapanos

Roles and Responsibilities

- Responsible for managing design teams from concept to design development and construction documents.
- Prepare, manage and deliver the planning requirements of projects through the approval process.
- Prepare comprehensive project plans and business cases addressing scope, costs, schedules, resources, risks, benefits and quality expectations.
- Directly involved in developing design concepts and maintaining design integrity through the production of technical drawings.
- Develop Land Development Concepts, Land Use Analysis, Collaborate with Authorities and Administer Re-Zoning Applications.
- Review and coordinate the development of construction documentation, including schedule, work packages, budgets and all specifications.
- Develop and promote proprietary building solutions.
- Ensure LEED requirements are met during preparation of construction documents and monitored during the construction phase.

Education

Master of Architecture, University of Calgary, Alberta - M.Arch awarded 2003
Bachelor of Arts with Distinction, University of Lethbridge, Alberta - B.A. award 1999

O.S.S.D., Royal St. George's College, Toronto, Ontario - O.S.S.D awarded 1989

Professional Designations

Ontario Association of Architects
Architectural Institute of British Columbia
Alberta Association of Architects

Employment History

2022-2024 Mattamy Homes, Ottawa, Ontario

Job Title: Director Design Services and Midrise Construction

2018 - 2022 O'Shanter Development Company, Toronto, Ontario

Job Title: Director of Development

Responsibilities: . Work closely with all private and public investors through the development and site plan approvals process, re-zoning applications, section 37 contributions and affordable housing and Business Development.

- . Manage development agreements
- . Manage Pro formas (land, soft, hard and marketing costs)
- . Cash flow
- . Work closely with finance, sales, marketing and the pre-construction team
- . Retain and direct all consultants
- . Manage project schedule and budget
- . Provide monthly reports
- . Negotiate and implement contracts
- . Manage Risk and Mitigation Plans
- . Tarion skilled
- . BOMA skilled
- . Draft Plans of Subdivision process
- . Draft Plan of Condominium process
- . Site Plan Agreement process
- . Registered Plans of Subdivision and Condominium

January 2015- Spring 2018 Great Gulf Group of Companies, Toronto, Ontario

Projects: Various Residential Low and Mid-Rise Developments

Statistics: Multi-Phased residential Projects in GTA and Western Canada (Various Budgets)

Job Title: Manager of Architecture and Technology

Responsibilities: Develop Proprietary Building Solutions, Innovative Design Solutions and Strategic Marketing Proposals for GG Residential. Manage Project Teams, Hire and Mentor Staff (Toronto Office: 5 Project Managers, Etobicoke Office: 20 Technologist and Designers)

November 2012 - December 2014 Rosedale Golf Club, Toronto, Ontario

Project: New Club House (Joint Venture with Hicks Partners Inc.)

Statistics: 30,000 S.F. 3 Levels (\$40,000,000 dollar budget)

Job Title: Architect of Record

Responsibilities: Design Development, Construction Documents, Code Analysis, Manage External Consultants, Project Management, Manage Project Budgets and Schedules, Liaison with Owner and Planning Department and Building Department Officials. Business Development.

January 2009- November 2012 HOK Architects Inc. Calgary, Alberta & Vancouver, B.C.

Projects: CIBC Corporate & Retail - TD Corporate & Retail

Statistics: Advance, Develop and Implement Corporate Design Standards Renovations to Existing Corporate Interiors and New Retail Branches (various budgets) Business Development.

Job Title: Practice Leader, Western Canada

Responsibilities: Lead Project Planning, Design Development of Facility Related Projects (new construction, interior renovations and improvements). Develop Request for Detailed Proposals, Schematic, Design and Construction Documents (review & production), Manage External Consultants, Project management, Manage Project Budgets and Schedules, Business Development & Client Relations. Manage, Hire and Mentor Staff (Calgary Office: Staff: 15 Project Managers, Intern Architects, Technologists and Interior Designers , Vancouver Office Staff: 5 Interior Designers)

January 2007- January 2009 Ledcor Construction Limited, Vancouver, B.C.

Project: EnCana Oil & Gas North Tower, Calgary, Alberta
Statistics: 58 Levels, 1,250,000 S.F. of Office & Retail Space (\$1,000,000,000 dollar budget)

Job Title: Project Manager, Architectural Pre- Construction Services

Responsibilities: Procured All Base Building Interior and Tennent Improvement Construction Documents. Review construction documents & development agreements, qualify bids, M&E coordination, direct sub-contractors, site reviews.

October 2005- January 2007 Abugov Kaspar, Calgary, Alberta

Project: Penn Oil Towers, Calgary, Alberta
Statistics: 30 Levels, 550,000 S.F. of Office & Retail Space (\$200,000,000 dollar budget)

Job Title: Design Architect

Responsibilities: Proposals, Schematic Design, Design Development (mixed use & residential) Documents, Specifications, Marketing, Client Liaison, Consultant Coordination. Manage Staff (Calgary Office: 5 Technologist)

April 2001- October 2005 Arthur Erickson Architectural Corporation, Vancouver, B.C.

Projects: Private Residences

Job Title: Master of Architecture Candidate & Intern Architect

Responsibilities: Conceptual Design(s), Design Development, Models & Research.

S e l e c t e d P r o j e c t s

Various Great Gulf (GG) Residential Developments- Greater Toronto Area, Ontario

Responsible for new low and mid-rise product development for Great Gulf communities in Oakville, Milton, Whitby and Toronto, Ontario. Develop proprietary building systems for four and six story wood frame construction. Proposals and feasibility studies. Consultant coordination and Planning.

P r o j e c t L i s t

S K Y V I E W Development, Calgary Alberta

Multi-family phased mid-rise development consisting of three, six storey wood-frame buildings, total 250,000 G.F.A.

Involvement to date: SPA submission and design development.

Oakville Dundas Mid-Rise Development, Oakville, Ontario

Multi-family and commercial development consisting of two, five storey concrete and wood frame buildings, total 100,000 G.F.A.

Involvement to date: Built.

Taunton Road West & New Coronation Road, Whitby Development, Whitby, Ontario

Multi- family phased free-hold townhouse development consisting of several, two storey wood- frame buildings, total G.F.A. N/A

Involvement to date: Under Construction.

Tremaine Road & Britannia Road Area, Milton Development, Milton, Ontario

Multi-family phased free-hold townhouse development consisting of several, three storey wood- frame buildings, total G.F.A N/A
Involvement to date: Under Construction.

Regional Leader Western Canada, HOK Architects Inc. Vancouver, British Columbia & Calgary, Alberta

Architect of Record for all CIBC retail, corporate and Wood Gundy for new construction (Over 30 branches were constructed each in the ranging of 5,000 S.F. to 7,000 S.F.) and interior renovations. Architect of Record for TD retail, corporate and securities for new construction and interior renovations. Responsible for implementing and advancing corporate design standards. Construction documents ,consultant coordination, site inspections and manage CCDC contracts. Marketing, business development and client relations. Manage, develop and mentor staff.

Project List

CIBC Retail (Various Locations), Calgary, Alberta

New commercial buildings, typically between 5,000 S.F - 7,000 S.F. including locations in Airdrie, Red Deer, Leduc and Edmonton, AB Involvement: Architect of Record

CIBC Corporate, Bankers Hall, Calgary, Alberta

Interior renovations on multiple existing high rise developments, spaces ranging up to 30,000 S.F. Involvement: Architect of Record

CIBC Wood Gundy, Nanaimo, British Columbia

Interior renovations Involvement: Architect of Record

TD Retail (Various Locations), Calgary, Alberta

Interior renovations including location in Medicine Hat, AB Involvement: Architect of Record

CIBC Retail (Various Locations) Vancouver, B.C.

New commercial buildings, typically between 5,000 S.F. - 7,000 S.F including locations in Abbotsford, Kelowna and Invermere, B.C.

Involvement: Architect of Record

TD Corporate & Securities, TD Tower, Vancouver, B.C.

Interior renovations on multiple existing high rise developments, spaces ranging up to 30,000 S.F. Involvement: Architect of Record

Project Manager, Architectural Pre- Construction Services (The Bow, EnCana North Tower, Calgary, Alberta) Leducor Construction Limited, Vancouver, B.C.

Responsible for procuring all base building interior construction documents above grade and development agreements for 58 Levels, typical office plate 30,000 S.F, three sky-gardens and two floors of retail.

Co-ordinated estimating, qualified bids for access flooring, drywall, secondary metals, reflective ceiling, mechanical and electrical systems (wrote letters of recommendation to developer Matthews Southwest and awarded 400,000,000 million dollars in contracts). Partnering and LEED experience.

Design Architect, (Penn Oil Towers, Calgary, Alberta) Abugov Kaspar, Calgary, Alberta

Responsible for architectural proposal, real estate/development marketing, schematic design, design development, construction documents, specifications, client relations, consultant coordination and project management of a 575,000 S.F two phase, two-tower office development for developer Homburg Harris. Visioning, Life cycle and Post-Occupancy Evaluation.

SASSO & VETRO, Calgary Alberta. A high rise condominium development in Calgary's Beltline, Sasso and Vetro provide 502 units in two towers of 24 and 34 storeys respectively, built on a common commercial podium.