

GUS BIFOLCHI

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BCIN# 509725

QUALIFICATION SUMMARY

- Highly personable and field experienced construction professional. With over 25 years of experience in low rise construction, my qualifications have escalated from hands on to a very well-rounded senior project team leader.
- 3 years construction cost budgeting and contract experience. Assisted and mentored by my VP of Construction.
- Schedule and manage site servicing operations pre-construction.
- Prepare all daily site schedules and all required progress reports.
- Conducting all required municipal building inspections and all required fire separations.
- Mark-up all required drawings for trade specific applications including foundations and calculate any required elevation changes.
- Revising/approving client OE's prior to construction.
- 15 years managing full cycle low rise operations from site servicing to assumptions.
- 10 years of experience in customer care. Various aspects of new home repair, inspecting deficiencies reported, communicating with home owners to ensure satisfaction and completion.
- Co-ordinated service appointments by tracking deficiencies in builder portal, scheduling service team.
- Inspecting reports and scheduling required repair from condominium performance audits.
- Fluent with Tarion Performance Guidelines, Builder Bulletins, policies and procedures.
- Proficient with interpreting all drawings/blueprints. Architectural, sitings, civil, utilities and landscape.
- Executive/Custom builds in excess of 5 million total construction budgets.
- Worked collectively with various designers on custom builds, model homes and constructing sales pavilions.
- Incorporated fire suppression systems in new home builds as well as elevator applications.
- Experienced with various Microsoft administrative applications, builder portals/software.
- Attention to detail
- Conducting Pre-Delivery inspections.
- Superb negotiating skills.
- Track record of resolving escalated client concern situations.

PROFESSIONAL EXPERIENCE PROFILE DEVELOPMENTS

Toronto, Ontario

Feb. 2025-Nov. 2525
Project Completed.

Senior Site Operations

Managing daily site operations of a large building project consisting of 4-story back-to-back condo towns including a lower-level common area, a parking garage and four commercial units.

The project consists of 88 modern boutique style units that come with a complete package of carefully selected upgrades. Parking garage with modern bright lighting and electric charging stations. There is also a second level courtyard as an amenities space that boasts a luxurious casual space for entertaining and/or enjoying some personal space.

OBD DEVELOPMENTS

Georgian Bay Township, Port Severn Ont.

Senior Site Operations Manager

September 2020 – Oct.2024

Planning, developing and the construction of a new home community nestled in charming Port Severn on Georgian Bay. The construction of stunning townhomes and singles neatly fitted with the surroundings of Oak Bay Golf and the waters of Georgian Bay. Construction ranging from 20-50 million.

- Managing and scheduling daily on-site operations of the construction and of new homes. Monitoring recorded deficiencies and the scheduling of service appointments post occupancy.
- Providing guidance, sharing daily duties with in house staff and implementing best safety practices. Staff ranging from 6-15 people.
- Supervising and providing guidance to all stages with subcontractors to ensure the quality, accuracy and time management for the project. Average 70-90 trades persons daily.
- Composing weekly construction progress reports, monitoring site budgets, collecting costs for future tenders, revising current scope of work from all trade stages for improvement of operations.
- Coordinate/liaise with various Municipal departments, Engineers, Lawyers, Condo Board, Fire Department.
- Supervise all site servicing works and participate with various approval meetings prior to home building.
- Ensure all environmental aspects and agreements are followed.
- Coordination of all bedrock blasting and crushing. Site is all built on Canadian Shield.
- Plan all soil engineering tactics where conditions to specific lots apply.
- Assist with permit applications.
- Provide assistance/support to all other owned sectors of the Oak Bay community. EI- Golf Course, Maintenance, Clubhouse, Restaurant.

LIVANTE DEVELOPMENTS

MARKHAM, ON

Senior Site Operations – Construction/After-Sales Service

Sept 2018 – Mar 2020

LiVante Developments is a new home builder/developer of executive singles and townhomes. Partnered with Living Realty, a Markham based brokerage firm with over 500 agents.

- Managing all daily site operations and service.
- Took on assisting and reporting to VP of construction. Training for a Senior Construction Manager role.
- Revising contracts/scopes for current process from quality metrics data that I implemented from completed units.
- Collecting costs from take-offs and creating excel files.
- Assist in the creation of construction budgets for upcoming projects.
- Supervising site servicing stages and studying site engineering drawings.

- Assisted in building permit applications.
- Review client APS and conditions from sales team prior to approvals.
- Reviewing for Comments – All new models for upcoming projects.
- Prepare and mark-up individual drawings for trades at required stages.
- Conduct all building inspections with Municipality.
- Prepare construction progress reports.
- Prepare site for all inspection stages for assumptions.

NORTH STAR HOMES

Concord, On

General Site Supervisor

Temporary Contract- 2017

Builder/Developer with a track record of delivering quality homes and prompt service. North Star has been in the building industry for over 30 years.

- Team leads for 72 modern townhomes with roof top terraces/balconies. Richmond Hill Ontario. 15 Million+
- Manage all daily construction operations.
- Municipal Inspections.
- Monitor labor source capacities.
- Monitor and track site expenditures and budgets.
- Ordering all materials needed.
- Quality control checks daily in units under construction.
- Control/ensure site safety.
- Over see assistant supervisor to ensure accuracy and quality during finishing stages.

LIVANTE DEVELOPMENTS

Markham, On

Site Service Manager/Site Supervisor

Jan 2012 - 2017

LiVante Developments is a new home builder/developer of executive singles and townhomes alongside with Living Realty, a Markham based brokerage firm with over 500 agents.

- Team Lead for Customer Care. Managing all service requests and scheduling service technicians.
- Daily site progress inspections and scheduling finishings.
- Quality control checks during various construction stages.
- Implementing quality metrics to achieve the product goals.
- Conduct all PDI and act as main client relations contact specialist.
- Inspection of all 30day and Year End submissions and schedule appropriate trade to initiate repairs.
- After completing 250 units in a Markham site, all quality metrics that I implemented resulted in no warranted Tarion conciliations.
- 2015 – Became more involved on the construction side. Promoted to Lead Site Supervisor.
- Established a service team. Continued to oversee and manage service and keep up with building onsite.

ELDIN BUILDING CORP.

Richmond Hill, On

Site Service/Supervisor

2010 - 2012

Richmond Hill based Builder/Developer. Eldin Building Corp completed various projects until it was abolished in 2012.

- Site supervisor and site contact for service.
- Quality control checks at various stages.
- Co-ordinate with service appointments.
- Conduct all building inspections.
- Schedule trades for various stages
- Order materials
- Accepting this role was a good entry level start in managing sites. It was very rewarding to exit the repair side of the industry and start a new chapter.

BALLANTRY HOMES

Markham, On

After Sales Technician

2006-2010

Markham based Builder/Developer of low rise, mid- and high-rise projects. Founded in 1989 with a vision to build dreams for homeowners. Ballantry Homes prides themselves in having the utmost dedication to their clients.

- After-sales in home repairs.
- Provide support to homeowners regarding any concerns.
- Providing progress report and items outstanding for office support team.
- Reporting to Customer Service Manager from all scheduled in-home evaluations/service repair reviews. EiTaron deficiency submissions.

SENATOR HOMES

North York, On

Site Service Technician.

2002-2006

- Repairs to various areas to homes under construction.
- Receive repair tasks from site supervisor and provide reports on outstanding items.
- Prep homes for building inspections at various stages.
- Prepare homes for homeowner PDI and Delivery.

TRIBUTE COMMUNITIES

Toronto, On

Site Service Technician

2001-2002

TRIBUTE COMMUNITIES

Site Service Technician

ARISTA HOMES

Vaughan, On

Site Service Technician

2000

LAURIER HOMES

Toronto, On

Site Service Technician

1998-2000

YORKWOOD HOMES
Site Service Technician

Toronto, On

1998

EDUCATION

OSSD Chaminade College High School

1990

TECHNICAL SKILLS AND TRAINING

- CHALLENGING OBOA
- PART 9 BUILDING CODE
- ENERGY STAR CERTIFIED TRAINING
- SAVINGS BY DESIGN – ENERCARE
- WORKING AT HEIGHTS
- WIMIS
- SUPERVISOR HEALTH AND SAFETY AWARENESS
- ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT
- SARS – SPECIES AT RISK TRAINING
- ROT CERTIFIED – NG,LP
- AHIT – HOME INSPECTION CERTIFICATION. 300HRS AND CONDUCTED OVER 2000 HOMES INSPECTIONS. REAL ESTATE TRANSACTIONS AND NEW HOME INSPECTIONS FOR WARRANTY SUBMISSIONS.
- SNELL GROUP – LEVEL 1 INFRARED CERTIFICATION
- ITC – INFRARED CERTIFICATION
- OPERATING HEAVY EQUIPMENT
- ELEVATED PLATFORMS