

GUS BIFOLCHI

Bradford, ON

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BCIN #509725

SENIOR CONSTRUCTION & SITE OPERATIONS LEADER

Senior construction professional with **25+ years of experience** delivering low-rise residential and mixed-use developments across Ontario. Proven leader of **multimillion-dollar projects (\$20M–\$50M+)**, large trade forces (70–90+), and cross-functional teams. Expertise spans **pre-construction planning, site servicing, budgeting, municipal compliance, quality control, and customer care**, with a demonstrated record of **zero Tarion conciliations**, on-time delivery, and executive custom builds exceeding **\$5M**. Trusted partner to VPs, consultants, municipalities, and ownership groups.

CORE LEADERSHIP STRENGTHS

- Senior Construction & Site Operations Leadership
- Multisite & Large-Scale Residential Projects
- Budgeting, Cost Control & Tender Support
- Trade & Staff Management (70–90+ Trades)
- Municipal Inspections & Regulatory Compliance
- Site Servicing, Assumptions & Turnover
- Quality Assurance & Risk Mitigation
- Tarion, Customer Care & Escalation Resolution

PROFESSIONAL EXPERIENCE

PROFILE DEVELOPMENTS – Toronto, ON

Senior Site Operations | March 2025 – November 2025

- Lead daily site operations for an **88-unit, 4-storey condo townhome development** featuring underground parking, commercial units, and shared amenity spaces

- Coordinate construction sequencing across residential, commercial, parking, and common elements
 - Oversee municipal inspections, fire separations, site servicing, and trade performance to maintain quality, schedule, and safety standards
 - Act as senior on-site authority for issue resolution, inspections, and progress reporting
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OBD DEVELOPMENTS – Port Severn, ON

Senior Site Operations Manager | Sept 2020 – Oct 2024

- Directed full-cycle construction for a **\$20M–\$50M residential community** of townhomes and single-family homes
 - Managed **70–90 trades daily** and supervised **6–15 site staff**, ensuring productivity, safety compliance, and quality execution
 - Prepared weekly construction progress reports; monitored budgets and captured cost data for future tenders
 - Led all **site servicing operations**, including approvals prior to vertical construction
 - Managed complex **bedrock blasting and crushing** operations on Canadian Shield terrain
 - Developed soil engineering strategies for challenging lot conditions
 - Coordinated extensively with **municipalities, engineers, fire departments, lawyers, and condo boards**
 - Ensured compliance with environmental agreements and regulations
 - Provided operational support across other Oak Bay assets (golf course, clubhouse, facilities)
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LIVANTE DEVELOPMENTS – Markham, ON

Senior Site Operations | Construction & After-Sales | Sept 2018 – Mar 2020

- Reported directly to the **VP of Construction**, receiving mentorship toward a Senior Construction Manager role
 - Assisted with **construction budgeting, cost take-offs, and scope revisions** to improve cost efficiency and quality outcomes
 - Reviewed APS agreements and sales conditions prior to construction approvals
 - Supported permit applications and municipal inspections
 - Reviewed and commented on new model designs for upcoming developments
 - Prepared and marked up trade-specific drawings at required construction stages
 - Implemented quality metrics based on completed units to reduce deficiencies and service demands
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LIVANTE DEVELOPMENTS – Markham, ON

Site Service Manager → Lead Site Supervisor | Jan 2012 – 2017

- Led **customer care and after-sales operations** for executive low-rise developments
 - Managed service teams, scheduled trades, and tracked deficiencies through builder portals
 - Conducted PDIs, 30-day, and year-end inspections
 - Implemented quality control systems that resulted in **zero Tarion conciliations across 250 completed units**
 - Promoted to Lead Site Supervisor; expanded responsibilities to include active construction oversight
 - Successfully balanced construction delivery with after-sales service management
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NORTH STAR HOMES – Concord / Richmond Hill, ON

General Site Supervisor (Contract) | 2017

- Team lead for **72 modern townhomes** with rooftop terraces (**\$15M+ project**)
 - Managed daily construction operations, municipal inspections, budgets, and material procurement
 - Enforced site safety and quality control across all stages
 - Supervised assistant supervisors during finishing stages
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EARLIER CAREER – SITE SERVICE & SUPERVISION (1998–2010)

Ballantry Homes | Senator Homes | Tribute Communities | Arista Homes | Laurier Homes | Yorkwood Homes

- Site service, warranty repairs, inspections, PDI preparation, and trade coordination
 - Built strong foundation in quality control, homeowner relations, and regulatory compliance
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CERTIFICATIONS & TECHNICAL EXPERTISE

- **BCIN #509725**
- Ontario Building Code (Part 9)
- Tarion Performance Guidelines & Builder Bulletins

- AHIT Home Inspection Certification (300+ hours | 2,000+ inspections)
 - Energy Star | Savings by Design (Enercare)
 - Working at Heights | WHMIS | Supervisor Health & Safety
 - Accessibility for Ontarians with Disabilities Act (AODA)
 - Infrared Certification (Snell Group, ITC)
 - Heavy Equipment & Elevated Platforms
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EDUCATION

Chaminade College High School – OSSD