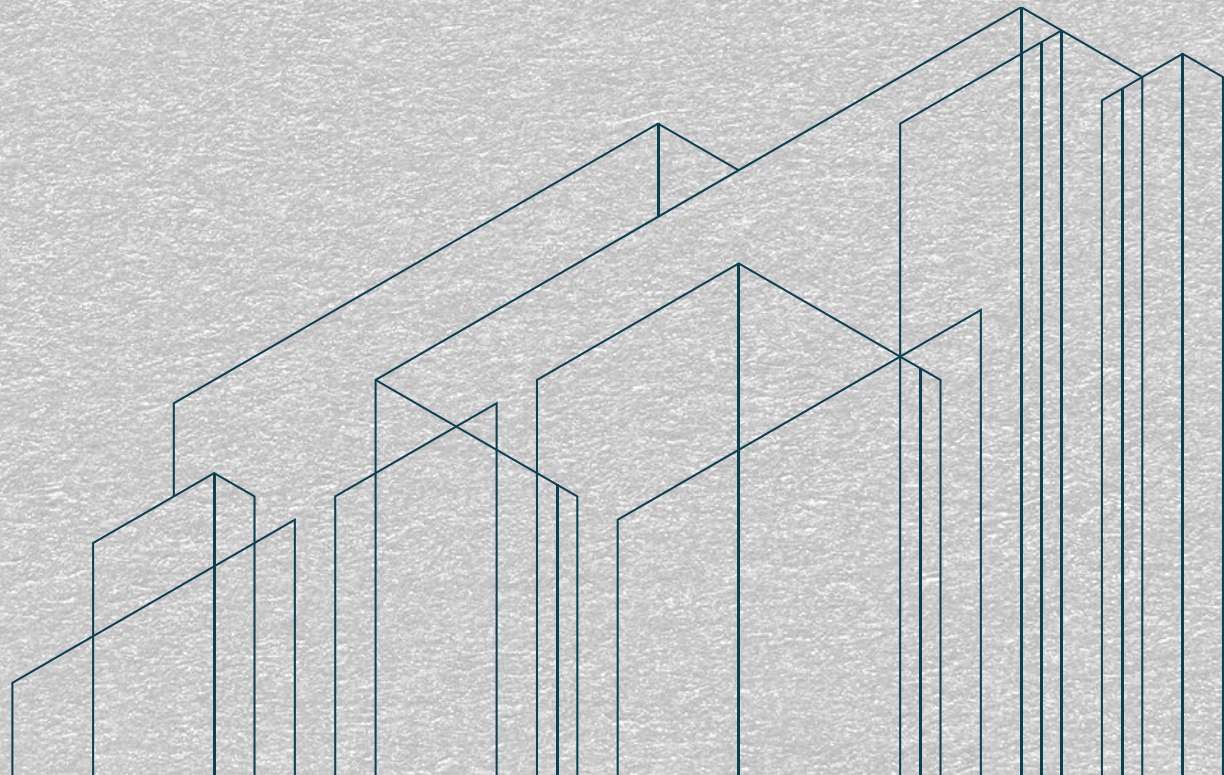


FRAM

CONSTRUCTION
MANAGEMENT
SERVICES



FRAM is recognized as a leader in the development and construction of premier multi-residential and mixed-use buildings and communities.

Now in its fifth generation of building construction, FRAM entered the Canadian market in 1981. Over the years, FRAM has built a diverse portfolio that includes rental and condominium buildings, seniors' residences, affordable housing, institutional student housing, and several award-winning, mixed-use communities. The company is widely recognized for its commitment to designing and constructing sustainable communities, homes, and buildings.



**HEADQUARTERED
IN MISSISSAUGA**



**ESTABLISHED
IN 1981**



**15,000+ HOMES
CONSTRUCTED**

Our History



FRAM’s construction roots trace back four generations, beginning with founder John Giannone, who brought his craftsmanship from Italy to Toronto in the 1950s. Established in 1981, FRAM has since built a strong reputation for quality residential construction. Over more than forty years, the company has partnered with clients across both the public and private sectors, delivering exceptional value and service. While based in the Greater Toronto Area, FRAM has also expanded its reach with successful projects in Alberta and several U.S. states.

FCMS

1981

Company Founded

1988

Largest Energy Efficient Home Builder in Canada



1999

Port Credit Village
OHBA Project of the Year



2009

First Seniors Retirement Project Completed



2016

First Student Housing Project Completed

1992

Contracting Expanded to United States



1987

First High-Rise Building



2019

Ontario Green Builder of the Year Award

2024

Sunshine Harbour
OHBA Project of the Year



The FRAM Advantage

FRAM offers a comprehensive range of services, covering every aspect of the development and construction process. First and foremost, FRAM is a builder. Our clients rely on our ability to understand their needs, applying our experience to efficient designs that meet both the client's and the eventual user's expectations.

FRAM has the in-house knowledge that covers all aspects of the design, planning, development and construction process. From inception, FRAM has been able to offer its clients, where needed, the planning support necessary to obtain planning approvals and permits, brownfield remediation approvals and field work, land development, infrastructure services, and post construction warranty.

With an experienced team of dedicated professionals and a hands-on approach at the senior level, FRAM ensures success at every stage of the process, delivering superior results to create sustainable, innovative projects that meet the needs of both the client and the community. Our integrated approach ultimately leads to developments that stand the test of time.



**DESIGN PLANNING
& FEASIBILITY**



**DEVELOPMENT
APPROVALS**



**BROWNFIELD &
LAND DEVELOPMENT**



**SUSTAINABLE
CONSTRUCTION**



**CONSTRUCTION
MANAGEMENT**



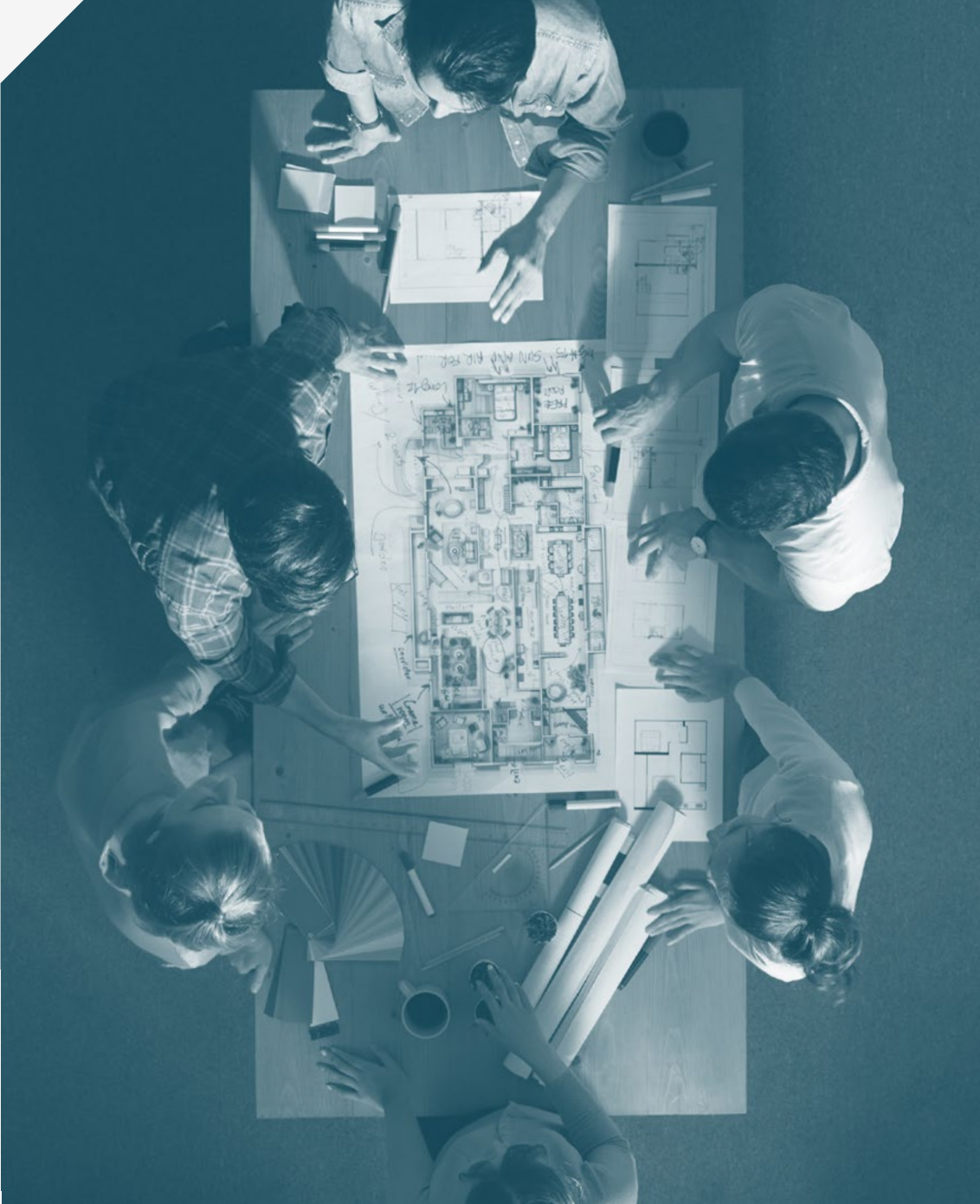
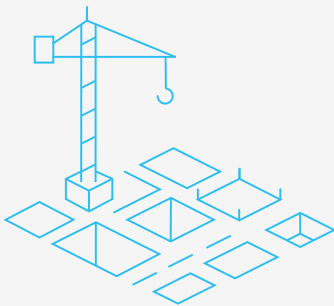
**WARRANTY
MANAGEMENT**



Design Planning & Feasibility

Development and construction feasibility studies are a crucial step in the planning process for any new building project. We assess the potential risks and challenges associated with a project and help stakeholders determine whether the project is financially viable and sustainable.

By conducting a thorough feasibility study, we help our clients minimize the likelihood of unexpected delays or budget overruns during the construction process. At our core, we deliver critical insights that empower confident decision-making and drive the successful completion of every development project we undertake.

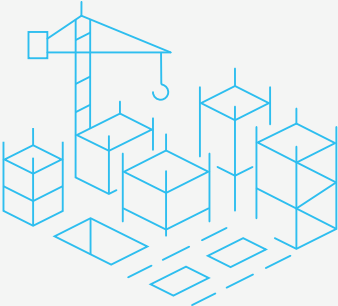


Development Approvals

Planning and development approvals are typically a lengthy, time-consuming, and financially demanding process.

We have a dedicated team of development managers with the expertise to navigate the required planning approval steps, including coordinating and managing designers and consultants. We rely on an Integrated Design Process (IDP) approach, where the client, our team, designers, and consultants collaborate in an integrated format to prioritize tasks and seek resolutions to ongoing challenges. Value engineering is done up front which is crucial to achieving a successful outcome.

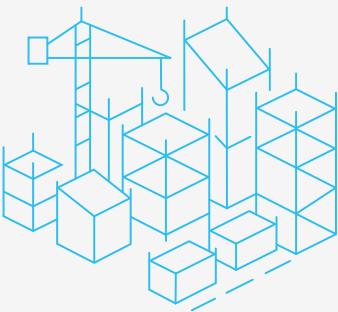
Our team also assists the Construction Management team with all required site permitting, crane-swing agreements, encroachment agreements, and municipal and utility requirements, allowing Construction Managers to focus more closely on the construction process.



Construction Management

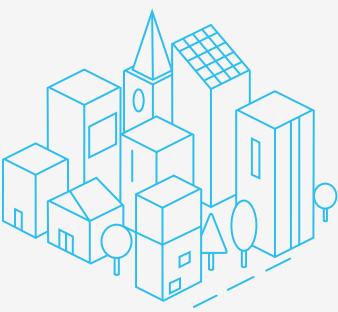
Our Construction Management team has over 40 years of knowledge and experience, with over 120 completed projects ranging from low-rise to mid-rise and high-rise construction. We have built structures using reinforced concrete, steel, masonry, dimensional lumber, hybrid, and mass timber systems.

Our team of dedicated professionals provide the full scale of construction management service, including pre-construction activities such as early budgeting, alternative pricing and value engineering. During the construction process, we deliver comprehensive monthly reports highlighting construction cost and project progress timelines, these reports are fully customizable to meet our clients' specific needs. Our CM staff relies on the latest digital software systems to estimate, record and track valuable activities during construction. At building turnover, we deliver the required assistance, documentation and training to ensure a smooth transition.



Warranty Management

FRAM Customer Service and Warranty team has professional individuals that provide customizable services, based on clients' requirements, for the post-construction period. The team handles PDI's, warranty inspections, and repairs. We maintain an in-home group of experienced handymen that step in as needed as well as responding to emergencies.



Our Work

FRAM is a member of numerous local and national associations, including:

- CANADIAN HOME BUILDERS' ASSOCIATION
- ONTARIO HOME BUILDERS' ASSOCIATION
- BUILDING INDUSTRY AND LAND DEVELOPMENT ASSOCIATION
- RESIDENTIAL CONSTRUCTION COUNCIL OF ONTARIO
- URBAN LAND INSTITUTE
- CANADA GREEN BUILDING COUNCIL

FRAM is proud to contribute and support a number of local charities and non-for-profit organizations through corporate donations, volunteerism, and sponsorships as well as “sweat equity,” these include:

- HERITAGE MISSISSAUGA
- COMMUNITY LIVING MISSISSAUGA
- MISSISSAUGA ARTS COUNCIL
- CREDIT VALLEY CONSERVATION AUTHORITY
- THEATRE COLLINGWOOD
- PORT CREDIT COMMUNITY FOUNDATION
- MARIPOSA FOLK FESTIVAL



Connect With Us



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**141 LAKESHORE ROAD EAST
MISSISSAUGA, ONTARIO
L5G-1E8**

Case Studies

FRAM Construction Management services is pleased to share some of its project details in the enclosed case studies that highlight our experience in the following fields:

- AFFORDABLE HOUSING**
- STUDENT HOUSING**
- SENIORS LIVING**
- MIXED-USE DEVELOPMENTS**
- PURPOSE BUILT RENTAL**

**DESIGNING, DEVELOPING,
AND BUILDING SUSTAINABLE
COMMUNITIES SINCE 1981.**