

Proponent Profile and Qualifications Statement

1. Executive Summary

MaKenady Construction Services Inc. is an Ajax-based general contracting and construction management firm with proven capacity across commercial, institutional, industrial, infrastructure, and residential construction. Led by founder and president Scott Guillot, a Red Seal Certified General Carpenter with more than 35 years of hands-on and supervisory experience, MaKenady offers single-point accountability from planning and coordination through execution, quality control, and final hand-off.

The company combines practical field expertise with disciplined project management, supported by a vetted network of licensed subcontractors and suppliers. With reported compliance standing, reliable trade relationships, reported clean lien history, and demonstrated capacity for projects up to \$2,500,000 CAD, MaKenady is well positioned to deliver safe, efficient, and high-quality construction outcomes for RFP-driven work.

2. Proponent and Corporate Information

- **Legal business name:** MaKenady Construction Services Inc.
- **Operating slogan:** “Productively, Efficiently and Safely From Project Start to Project Finish.”
- **Head office:** 68 Bevan Crescent, Ajax, Ontario, L1T 4P3.
- **Primary service areas:** Ajax, Pickering, Whitby, Oshawa, Durham Region, and the Greater Toronto Area (GTA).
- **Executive contact:** Scott Guillot, Owner and President | 289-314-7159 | scott.guillot@makenady.com.

Company Overview and Operating Model

Incorporated in 2012 and supported by more than 35 years of industry experience, **MaKenady Construction Services Inc.** is an Ajax-based general contracting and construction management firm. The company provides single-point accountability across the full project lifecycle, including design coordination, engineering review, municipal permitting, site demolition, structural framing, mechanical and electrical integration, high-end interior fit-outs, and final hand-off. MaKenady’s operating stability is built on long-standing relationships with a vetted network of licensed subcontractors and material suppliers. These partnerships help ensure reliable scheduling, consistent workmanship, coordinated execution, and competitive pricing across commercial, institutional, industrial, and residential projects.

Compliance / Governance Parameter	Status and Verification Details
HST / Business Number	806999488
WSIB Status	Company reports WSIB compliance and good standing; clearance documentation can be provided upon request.
Corporate Insurance	Comprehensive general corporate liability insurance carried.
Tax Compliance	Tax accounts reported by the company as current, with supporting documentation available upon request.
Payment Integrity	Consistent on-time payments to trades and suppliers.
Subcontractor Network	Long-standing, vetted partnerships with specialized certified trades.
Lien History	Company reports no construction liens registered; verification can be provided upon request.
Industry Memberships	Durham Construction Association (DCA).
Single Project Capacity	Execution capability up to \$2,500,000 CAD per single project.

3. Executive Qualifications: Scott Guillot

- **Role:** Founder, President, and Principal Project Manager.
- **Industry leadership:** More than 35 years in general carpentry, site supervision, and prime contracting, active since 1989.
- **Professional credentials:** Red Seal Certified General Carpenter, Interprovincial Qualification, Ministry of Trades, Colleges and Universities, 2002.
- **Formal education:** Civil Engineering Studies, college level, 1999; OSEB Business Management Graduate, 2012.

Scott Guillot brings more than three decades of directly relevant construction experience to MaKenady Construction Services Inc., combining hands-on trade knowledge with executive-level project leadership. His background spans general carpentry, site supervision, prime contracting, estimating, construction coordination, and full project delivery across residential, commercial, institutional, industrial, and infrastructure environments.

As founder, president, and principal project manager, Scott provides direct oversight of project planning, trade coordination, site execution, schedule control, quality assurance, and client communication. His Red Seal certification and long-standing field experience support practical, code-conscious decision-making on complex construction scopes, while his business management training strengthens the company's ability to deliver organized, accountable, and professionally managed projects.

4. Master Divisional Coverage Matrix

Construction Division	Hands-On / Field Execution Expertise	Supervisory and Management Leadership
Excavation	Soil excavation, trenching, grading, and backfilling.	Machinery oversight, utility locates, and site safety planning.
Footings and Foundations	Formwork, rebar placement, and concrete placement.	Layout checks, soil bearing review, and inspection sign-offs.
Framing (Wood and Steel)	Wood and steel joists, sub-floors, walls, and partitions.	Plan interpretation, load-transfer checks, and framing sign-offs.
Insulation and Vapor Barrier	Batts, mineral wool, rigid insulation, spray foam, and acoustic barriers.	Envelope continuity, air-seal review, and code compliance.
Drywall Systems	Standard, fire-rated, impact-resistant, and moisture-resistant board.	Alignment checks, sequencing, and fire/acoustic assembly review.
Drywall Taping and Finishing	Taping, compounding, multi-coat finishing, and sanding.	Level 4/5 quality control and pre-paint inspection.
Painting and Coatings	Surface prep, priming, brush, roller, and spray applications.	Specification compliance, colour matching, and low-VOC checks.
Suspended Ceilings	Grid layout, runners, tees, hanger wires, and tile placement.	Grid levelness, lighting/HVAC integration, and bracing oversight.
Interior and Exterior Finishes	Trim, architectural details, millwork, siding, soffit, and fascia.	Symmetry review, layout protection, and quality walkthroughs.
Steel Doors and Hardware	Frames, steel doors, panic hardware, closers, and locksets.	Hardware schedules, fire-code compliance, and operational testing.
Structural Beams (LVL/Steel)	W-beams, flitch plates, and laminated veneer lumber beams.	Shoring review, load checks, and structural sign-offs.
Structural Steel Erection	Erection, bolting, and welding preparation.	Rigging/crane coordination, weld inspection, and connection review.
Roofing Systems	Shingled, low-slope, membrane roofing, flashings, and seals.	Weatherproofing, slope checks, and warranty sign-offs.
Mechanical and Plumbing	Rough-in support, piping layout, and HVAC duct/ventilation assembly.	Clash detection, pressure-test oversight, and inspection sign-offs.
Electrical Coordination	Box mounting, conduit routing support, and fixture assistance.	ESA scheduling, lighting alignment, and safety-clearance compliance.

5. Sector Past Performance and Reference Highlights

- **Heavy Industrial, Nuclear, and Infrastructure**
 - **Pickering Nuclear Power Plant (Comstock Canada):** More than five years of supervision, estimating, and project management experience for nuclear facility infrastructure. Work included specialized oil separator containment systems, heavy radiation-shielded door packages, and interior fit-outs completed under strict nuclear safety protocols.
 - **Mines, Smelters, and Industrial Plants:** Field and supervisory leadership across underground and above-ground mining operations, nickel and copper smelters, paper mills, and the Covanta Durham Energy Waste Facility. Responsibilities included enforcing rigorous health, safety, and environmental protocols on active sites.
- **Commercial, Corporate, and Retail**
 - **National Retail and Corporate Fit-Outs:** Structural build-outs, reception retrofits, storefront modifications, and office renovations for clients including Canadian Tire, Home Depot, Sport Chek, Loblaws, Sears, Coach Canada, NAPA Canada, and Cadillac Fairview.
 - **Film and Media Production Facilities:** Fast-track commercial demolition, soundproofing, electrical alterations, and set restoration for HONCHO / JRS5 TV Productions under strict air-date deadlines.
- **Institutional and Public Sector**
 - **Public Facilities and Higher Education:** Prime contractor for specialized door enclosure assemblies, safety containment installations, and facility modifications for Durham College, Ontario Tech University, St. Michael's College, and the Town of Ajax.
- **Residential and Emergency Restoration**
 - **Custom Home Builds and Additions:** Turnkey management and hands-on execution for custom home additions, structural open-concept conversions, custom kitchens, and luxury basement suites.
 - **Emergency Insurance Restoration:** Rapid response for residential and commercial fire, water, and structural loss claims, including emergency shoring, moisture containment, controlled tear-out, and structural restoration to pre-loss condition.

Verification Note: Compliance documentation, insurance certificates, WSIB clearance, tax/account status confirmation, and related verification materials can be provided upon request.

Thank you,



Scott Guillot

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www.makenady.com



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