

# Vincent (Vince) Peca

15396 Niagara River Parkway, Niagara-on-the-lake, ON, L0S 1J0: (416)558-7807:

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## EXECUTIVE SUMMARY

### Who I am

- Experienced professional and property services with a proven ability in delivering high profile projects and programs on-time & on-budget.
- Strong leader and collaborator.
- Conceptual thinker with extensive practical experience.
- Excellent communicator

### What I've Done

- Successfully managed and executed annual real estate portfolio up to \$100 million in the retail sector.
- Effectively delivered high quality and cost-effective construction solutions.
- Managed complex projects & multi-disciplinary teams.

### What I Bring

- Experience in managing and delivering complex & aggressive capital projects.
- A proven track record for cost effective solutions.
- Ability to build and engage highly effective teams.
- Enthusiasm and a desire to bring value to everything I do

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## EMPLOYMENT EXPERIENCE

### **V1P 410 Services Inc**

**President** – 2018 to present

Toronto, ON

- Founder and principal consultant providing full-service property, project, and development management services.
- Currently managing a 40,000 sq. ft. heritage-designated church, a 4,000 sq. ft. seminary school, and a 12-unit student residence.
- Assisting multiple non-profit organizations with facilities management, capital planning, governance support, and regulatory compliance.
- Providing oversight for planning, rezoning, design coordination, and construction for a major land development project in St. Catharines, consisting of a 230-unit apartment complex with 30% affordable housing.

### **Scotiabank Headquarters, Toronto, Canada**

**Director Construction:** 2012 to 2018

- Led a team of 12 people responsible for the budgeting, approval, consultant selection, contractor pre-qualification, design, construction for selected capital projects within approximately 1000 Scotiabank retail branches across Canada.
- Managed a total annual budget for capital projects ranging \$80 to \$100 million.
- Managed the development and progress of all projects by creating, negotiating and monitoring performance schedules, cash flows, dependencies, and resources with business unit heads, architects and contractors.
- Managed national retail portfolios both for Branding maintenance/enhancement and Emergency/Insurance Programs.
- Managed the development and execution of the next generation platforms for Scotiabank retail branches.
- Developed and directed the implementation of appropriate real estate policies and procedures to ensure effective project management strategies and methods are developed and practiced by staff.
- Led benchmark reviews for market/industry activity and re-engineer Scotiabank real estate processes to enhance value effectiveness and service delivery.
- Directed and controlled the staff's preparation of binding agreements/contracts for the full range of construction projects to protect and maximize the Bank's rights in construction projects.

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## **Scotiabank Headquarters, Toronto, Canada**

### **Senior Project Manager: 1992 - 2012**

- Led a team responsible for Regional capital projects up to \$40 million, including timely, value effective, design, estimates and construction strategies for the business needs of the client service support groups.
- Managed a large and diversified portfolio of retail projects, and ensuring all projects are completed on time, within budget and in accordance with Bank standards.
- Hired and managed a team of design and construction experts, including architects, engineers, contractors and consultants to cost effectively meet the project objectives.
- Strategically negotiated and executed agreements and contracts to maximize value and protect and optimize the Bank's position in awarding of construction tenders or contracts.
- Managed and provided timely and informative feedback on the status of projects and recommendations for any issues or opportunities to Executive and the client support group.

## **Scotiabank Headquarters, Toronto, Canada**

### **Project Manager: 1984 - 1992**

- Provided timely, value effective, design and construction strategies for the client, in accordance with the business needs of the service support groups.
- Managed capital retail projects and ensuring all projects are completed on time, within budget and in accordance with Bank standards.
- Hired and managed a team of design and construction experts, including architects, engineers, contractors and consultants to cost effectively meet project objectives.
- Negotiated and executed agreements and contracts to maximize value and protect and optimize the Bank's position in awarding of tenders or contracts.
- Managed and provided timely and informative feedback on the status of projects.

## **Scotiabank Headquarters, Toronto, Canada**

### **Assistant Property Manager: 1980-1984**

- Manage, budget, schedule and oversee several projects for various retail locations.
- Collaborate with clients and execute projects on a turn-key basis.
- Respond to client questions quickly and effectively.
- Effective problem solving for clients, including review of leases, contract documents and construction drawings.
- Commission and oversee external consultants, architectural, engineering, HVAC and structural.

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## Scotiabank Headquarters, Toronto, Canada

### Design Draughtsman: 1978 -1980

- Create technical drawings for tendering retail projects.
- Work with other professionals such as architects and engineers.
- Assessing building requirements and estimating construction costs.
- Prepare preliminary design proposals for presentation and approvals by clients.

## EDUCATION & PROFESSIONAL ACCREDITATIONS

40 Plus Years Professional Experience in Real Estate  
Project/Construction Management

Project Management Certificate, Toronto, presented by  
Young, Clark & Associates, 1994

Humber College, Toronto, Major in Architecture  
Graduate Diploma 1976

## LANGUAGES

English and Italian