

GRAHAM

# ADVANCED TECHNOLOGY

YOUR CONSTRUCTION SOLUTIONS PARTNER

# ABOUT GRAHAM

Graham is an employee-owned, fully integrated construction solutions partner.

Since 1926, we have consistently delivered excellence from concept to completion on every project, everywhere we work. Across North America, Graham provides general contracting, design-build, integrated project delivery, construction management, public-private partnerships, preventative maintenance program services, and development services across the buildings, industrial, infrastructure, and project finance sectors.

As part of the Graham Group of Companies, including XL Industries, Milender White, and Moltz Construction, we deliver a fully integrated suite of capabilities across the entire project lifecycle. Together, we combine deep technical expertise, regional strength, and specialized capabilities to support complex, high-performance environments.

## EXCELLENCE WORKS HERE.

Our dedication and expertise, combined with our geographic reach and innovative approach, have built strong and resilient partnerships with our clients. Guided by commitment, integrity, and reliability, we deliver exceptional outcomes for every project, regardless of size, scope, complexity, or location.




Graham is a construction solutions provider founded in Moose Jaw, Saskatchewan, operating continuously since 1926. Our corporate head office is in Calgary, with permanent offices in 29 locations across North America, including Seattle, San Francisco, Denver, and Los Angeles.

Since becoming an employee-owned company in 1985, our people have a direct stake in the success of every project.

## SELF-PERFORM CAPABILITIES

Successful delivery starts with understanding how the work gets done. Graham self-performs critical scopes, providing greater control over cost, schedule, quality, safety, and productivity. Our capabilities are further strengthened by specialized operating companies that bring technical expertise to complex projects.

Bradley Concrete delivers work ranging from tenant improvements to large-scale campus developments and has been recognized for excellence in safety. TimberQuest provides specialized mass timber expertise and erection services, while our Graham Services Group supports facility upgrades, maintenance, shutdowns, and operational work within active environments.

Together, these integrated capabilities enhance constructability, improve schedule certainty, and provide direct control over critical project scopes.

## FINANCIALLY STRONG

With annual revenues of $4.8 billion, Graham has the financial strength, bonding capacity, and resources to successfully deliver large, complex projects.

## TRUSTED PARTNER

Long-standing relationships with clients, designers, consultants, suppliers, and trade partners provide Graham with the market intelligence, resources, and expertise needed to deliver complex projects with confidence.



# ABOUT BUILDING THE DIGITAL INFRASTRUCTURE OF TOMORROW

Data centers demand speed, certainty, and flawless execution. Graham combines integrated project leadership, equipment-focused construction expertise, and mission-critical experience to deliver complex data center programs across North America.



### HYPERSCALE DATA CENTERS

Facilities requiring continuous operation and uncompromising reliability.

### HIGH-PERFORMANCE COMPUTE

High-performance computing environments supported by advanced power and cooling infrastructure.

### COLOCATION FACILITIES

Multi-tenant facilities designed for scalability and reliability.

### ENTERPRISE FACILITIES

Corporate, office, campus, and technology environments that support business operations and workforce productivity.

### CAMPUS EXPANSIONS

Expansion programs that increase capacity while maintaining schedule certainty.

### MODERNIZATION & RETROFITS

Facility and infrastructure upgrades completed without disrupting operations.

# WHAT WE DO

An integrated approach that connects planning, procurement, construction, and commissioning to deliver mission critical facilities safer, faster, and with uncompromising quality.

**1 PLAN**

- Program development
- Site readiness planning
- Cost and schedule modeling
- Risk management

**2 PROCURE**

- Long-lead equipment strategy
- Vendor coordination
- Logistics planning
- Supply chain management

**3 BUILD**

- Construction management
- Self-perform capabilities
- Quality management
- Safety leadership

**4 COMMISSION**

- Turnover planning
- Startup coordination
- System integration support
- Operational readiness



**INTEGRATED EXPERTISE DELIVERING COMPLEX PROJECTS WITH CERTAINTY**

Regional strength, enterprise capability, and mission-critical experience delivered through one team.

- **Program & project management**
- **Equipment procurement & logistics**
- **Infrastructure & utility coordination**
- **Construction management**
- **Self perform & Craft labor capabilities**
- **Commissioning support**
- **Scalable delivery for multi-phase programs**

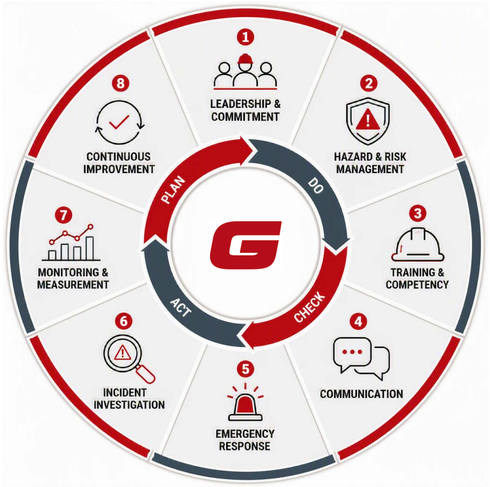
# HEALTH, SAFETY AND ENVIRONMENT

## HSE MANAGEMENT SYSTEM

Safety is a core value at Graham. Our Health, Safety and Environment Management System (HSE MS) meets or exceeds industry standards and regulatory requirements and is built on a continuous improvement process that drives proactive planning, hazard identification, risk mitigation, training, and performance monitoring.

The HSE MS guides policies and procedures across all Graham divisions and projects, while allowing project teams to tailor safety planning to site-specific risks and conditions. This includes the development of project-specific safety, mobilization, and logistics plans that support safe and efficient execution.

As part of our safety program, Graham utilizes the Hurt Energy Model, an innovative hazard recognition approach that improves situational awareness by focusing on how energy is released and controlled on site. Combined with a strong culture of accountability and continuous improvement, this approach helps protect our people, clients, partners, and the communities where we work.




## SAFETY IS A CORE VALUE

We believe all incidents are foreseeable, predictable, and preventable. Through proactive planning, hazard recognition, workforce engagement, and continuous improvement, Graham maintains a safety culture focused on protecting people, communities, and the environment.

World-class safety record.

**COMMITTED TO SAFETY**

**2024 TRIF:**

**GRAHAM & WORKFORCE**

**0.50**

2018-2024

**TRIF (MEAN AVERAGE)**

**0.45**

**HOURS WORKED**

**15,980,693**

## MAKING THE MOST OF WHAT ALREADY EXISTS

Our values and the needs of the industry come together as legacy facilities are modernized to improve energy and water efficiency while meeting client and community priorities.

Through our Environmental, Social, and Governance (ESG) framework, Graham uses objective measures to track performance, drive continuous improvement, and create long-term value for our clients, partners, employees, and unitholders.

We are committed to minimizing the environmental impact of our operations through responsible resource management, pollution prevention, and environmental stewardship. Our Environmental Management System supports efforts to reduce waste, conserve energy, lower emissions, protect biodiversity, and continuously improve environmental performance.

On every project, we seek practical, economically viable opportunities to enhance sustainability while delivering long-term operational benefits for our clients. This includes implementing low-impact construction practices, maximizing the use of recycled and locally sourced materials where feasible, and ensuring our workforce is trained to work responsibly within the communities where we operate.



## BUILDING A MORE SUSTAINABLE ADVANCED TECHNOLOGY FUTURE

Our sustainability actions focus on continuous improvement in support of our sustainability strategy and the interconnectedness of Environmental, Social, and Governance (ESG).

Our values and the needs of the industry come together as legacy data centers are modernized to improve energy and water efficiency while meeting client and community priorities. By repurposing brownfield sites into new mission-critical facilities, Graham turns commitment into action and helps create more sustainable outcomes for the communities we serve.

# BUILDING IT BETTER

Building lasting value is synonymous with quality. It is a promise we make and a commitment we bring to every project.

Graham plans, manages, and delivers work to meet or exceed applicable codes, standards, and project requirements. Our Quality Assurance and Control Program establishes clear processes for execution, documentation, verification, and accountability to ensure consistency across all projects.

## ISO 9001-BASED QUALITY MANAGEMENT SYSTEM

Graham's proprietary Quality Management System drives qualitya performance across all phases of project delivery through continuous monitoring, inspections, testing, audits, reporting, and corrective action. Built on a continuous improvement cycle of **Plan**, **Do**, **Check**, and **Act**, the system supports operational excellence, accountability, and consistent project outcomes.

Strong leadership, disciplined processes, and a culture of continuous improvement ensure quality is embedded in every aspect of project execution.




**WE LEAD IN QUALITY, BECAUSE QUALITY LEADS US.**



## QUALITY MANAGEMENT SYSTEM

**EMBRACING YOUR VISION**
We will develop a detailed understanding of the design, identified by key end user input to achieve specific quality requirements for each building system.

**CONSTRUCTABILITY REVIEW**
Aligns design with efficient, practical, and cost-effective construction execution. Early collaboration identifies risks, improves coordination, and increases certainty.

**QUALITY PLAN DEVELOPMENT**
Our team will develop a tailored preventative quality control plan to clarify the project's requirements and define a transparent plan for managing potential concerns.

**BIM**
3D and 4D models enhance construction planning through improved visualization, logistics, clash detection, and field coordination.

**SUBCONTRACTOR SELECTION**
Competency and reliability are key factors in selecting subcontractors. We are looking for good partners that add value and not just meet the budget.

**PRE-INSTALLATION MEETINGS**
Pre-installation meetings establish clear expectations for finished work. The team aligns contractors on scope, schedule, quality, and safety before work begins.

**MOCK-UPS**
Mock-ups provide clear expectations for all stakeholders, supporting the acceptance of materials and installed work while reducing risk and improving project outcomes.

**INSPECTION & TESTING MANAGEMENT**
Early detection keeps projects on track and ensures quality. Our ITP aligns stakeholders to verify materials and installations throughout construction.

**CLOSE OUT MANAGEMENT / TURNOVER MANAGEMENT**
Good quality lends to timely turnover and workmanship we can all be proud of. Planning for the end from the beginning, we work with you to highlight your concerns, minimize punchlists and reduce bottlenecks to final testing and occupancy.

Successful project delivery extends beyond construction. Graham's closeout and turnover process is guided by our ISO 9001:2015-aligned Quality Management System, ensuring documentation, testing, inspections, training, and commissioning activities are completed accurately and efficiently.

Project-specific quality plans, digital tracking tools, and real-time deficiency management provide visibility throughout the closeout process, helping teams resolve issues quickly and support a smooth transition to operations. By planning for turnover from the outset of a project, Graham helps reduce risk, improve coordination, and deliver facilities that are ready for occupancy and operation.



# GRAHAM PARTNERSHIPS

## REPEAT CLIENTS

Clients continue to choose Graham because we deliver with consistency, transparency, and accountability. Many of our relationships extend across multiple projects and facilities, reflecting the trust earned through reliable execution and responsive service.

Our experience spans mission-critical and advanced technology environments across airport operations, manufacturing, healthcare, post-secondary education, telecommunications, and utility infrastructure. From facility upgrades and operational continuity projects to new infrastructure and modernization programs, we help clients navigate complex challenges while maintaining business operations.

Whether supporting a single project or a multi-year program, our focus remains the same: delivering predictable outcomes that create long-term value.

amazon
BOEING
COSTCO WHOLESALE
GILEAD
DOW
SaskTel
COMCAST
MAPLE LEAF
ENMAX





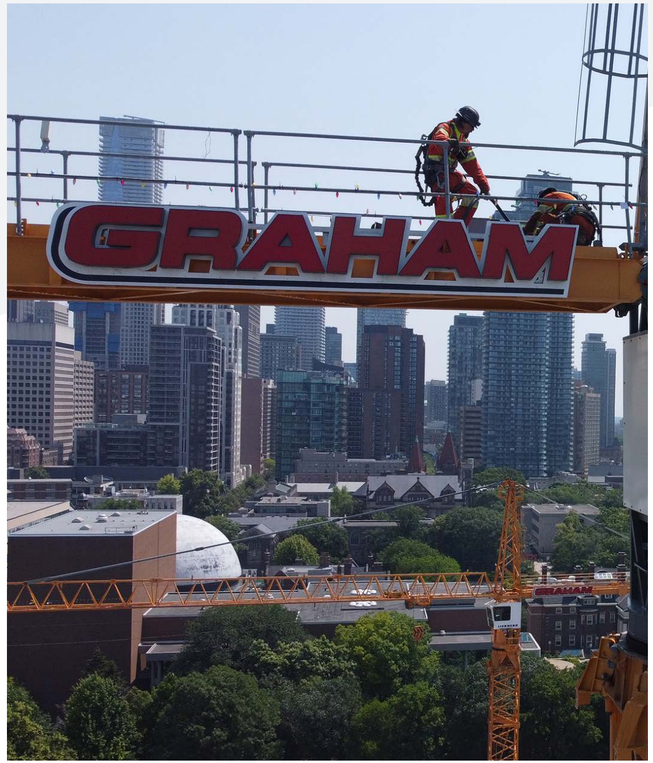

## RESPECTED PROJECT PARTNER

**Deep relationships with suppliers, trade partners, and industry stakeholders help reduce risk, improve coordination, and support predictable project outcomes.**

Successful projects depend on more than construction expertise. They require strong coordination across owners, designers, suppliers, trade partners, and stakeholders.

As an active contractor across North America, Graham delivers hundreds of projects annually across multiple markets. This ongoing presence provides valuable insight into labor availability, procurement challenges, supply chain conditions, and emerging industry trends.

Our established relationships with trusted suppliers, subcontractors, and specialized trades help improve coordination, reduce risk, and support efficient project delivery. Combined with our collaborative approach and integrated project teams, these relationships provide clients with greater certainty throughout planning and construction.



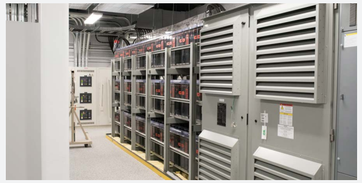
# MISSION CRITICAL

## SECTOR:
## Data Centers

Graham has delivered a diverse portfolio of mission-critical facilities across North America, including Tier III certified data centers, airport communication hubs, healthcare IT facilities, and enterprise technology infrastructure. Our experience spans new builds, renovations, and complex upgrades for several leading clients. Technical scopes have included redundant emergency power systems with dual utility feeds and multi-megawatt generators, UPS and battery backup, precision environmental controls, advanced fire suppression, and secure structural upgrades. Projects were executed in sensitive, fully operational environments—including data centers, hospitals, airports, and manufacturing plants—requiring phased delivery, meticulous coordination, and strict adherence to safety and security protocols. With a proven track record of meeting aggressive schedules, maintaining uptime, and achieving industry recognized certifications, Graham consistently delivers resilient, high-performance facilities that safeguard client operations and enable future growth.



## RELATED PROJECTS



66TH STREET WAREHOUSE TIER III DATA CENTER



USPS DATA CENTER



WASHINGTON STATE UNIVERSITY - PHASE 1 DATA CENTER



## SECTOR:
## Power Generation

Graham is a trusted partner in delivering major energy infrastructure and renewable energy projects that power communities and advance sustainability goals. As a leader in this sector, Graham has delivered landmark facilities with over 10GW of power combined, and draws on long-term partnerships spanning over 50 substation upgrades and new builds—including a first-of-its-kind LEED Silver District Energy Plant. Our substation expertise extends across North America, with enhanced power reliability upgrades to millions of customers with modern feeder buildings, robust civil works, and long-term capacity improvements. In parallel, Graham is driving innovation in renewable energy with multiple stakeholders, including converting landfill off-gas into renewable natural gas, supporting clean energy goals. These groundbreaking projects utilize renewable energy, reduce emissions, eliminate harmful toxins, and maximize energy recovery—underscoring our commitment to reliable, efficient, and sustainable infrastructure solutions.



## RELATED PROJECTS




ENMAX SUBSTATION 1



MAINWARING SUBSTATION UPGRADE



YELLOWHEAD POWER STATION

## SECTOR:
## Manufacturing

From warehousing and distribution to fabrication, manufacturing, food processing and everything in between, Graham has successfully completed countless critical manufacturing projects throughout North America. These have included new builds, additions and renovations, with complex scopes such as advanced manufacturing technology, expansive continuous concrete pours and structural building spans, and installation of hundreds of millions in owner-required equipment. These projects have served to significantly increase economic development, increase capacity and productivity, and meet growing and changing market demands. Our scope of capabilities and depth of in-house services make Graham ideally suited to plan, design, collaborate and build under even the most stringent conditions.



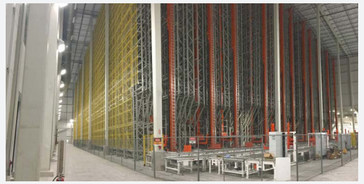
## RELATED PROJECTS



MAPLE LEAF FOODS POULTRY PROCESSING PLANT



BOEING 737 MAX MANUFACTURING FACILITY

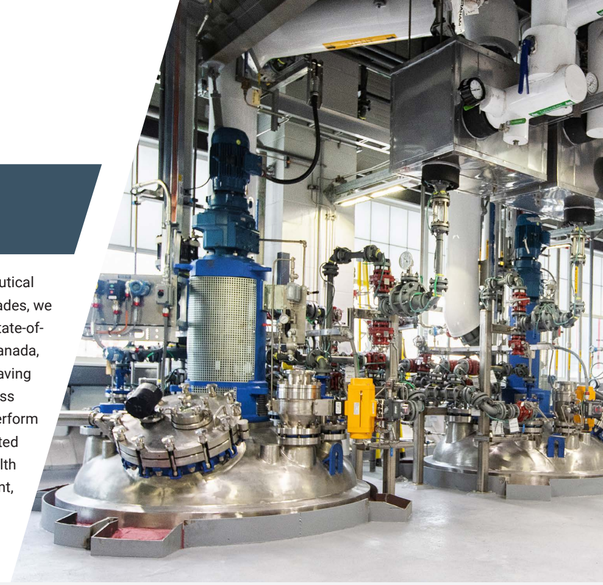


FEIHE- CANADA ROYAL MILK



## SECTOR:
## Light Industrial - Pharmaceutical

Graham has built a reputation as a trusted partner for some of the world's leading pharmaceutical companies, delivering innovative facilities that advance global health. Over the past two decades, we have partnered with Gilead and PharmaChem on more than $1 billion in projects, including state-of-the-art research centers, advanced process towers, and large-scale production facilities in Canada, the U.S., and the Caribbean. These projects have expanded manufacturing capacity for life-saving medicines, treating conditions such as hepatitis, HIV/AIDS, cancer, and COVID-19. Our success stems from close collaboration with clients, flexible delivery models, and the ability to self-perform critical scopes to ensure quality, safety, and efficiency. With proven expertise in highly regulated environments, Graham consistently meets the stringent standards of the FDA, EMA, and Health Canada. By combining technical excellence with strong client partnerships, we deliver resilient, future-ready facilities that enable innovation in healthcare worldwide.



## RELATED PROJECTS



GILEAD - PROCESS TOWER



PHARMACHEM API FACILITY



BAYER QUALITY CONTROL LAB- PHASE 2

# CONTACT US



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**ADVANCED TECHNOLOGY**

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Erik Petersen is responsible for advancing client partnerships and driving new opportunities within the Advanced Technology Business Unit. He works closely with clients and partners to position Graham for complex projects and support long-term growth in high-performance and mission-critical markets.

# BUILT ON VALUES

Our values define who we are and how we work. Across the Graham Group of Companies, specialized teams combine construction expertise, technical knowledge, and innovative solutions to deliver complex projects throughout North America.

Across the Graham Group of Companies, specialized teams work together to deliver projects in advanced technology, industrial infrastructure, manufacturing, and mission-critical environments. Our integrated capabilities provide clients with access to the expertise, resources, and execution strength needed to deliver successful outcomes.

As a Graham Group company, TimberQuest adds specialized mass timber expertise, expanding the solutions available to clients and providing greater flexibility in how complex projects are planned and delivered.



## MASS TIMBER INNOVATION

*The Lighthouse, South San Francisco*

Through TimberQuest, the Graham Group provides clients access to specialized mass timber expertise and emerging building technologies. The Lighthouse demonstrates how innovative design, sustainability, and technical execution can come together to deliver high-performance environments.

GRAHAM

## USA

United States
Seattle
Spokane
Omaha
Salida
Windsor
Arvada
Newport Beach
Los Angeles
Silicon Valley
Oakland
Sacramento

## CANADA

Calgary
Edmonton
Fort McMurray
Lloydminster
Bonnyville
Cold Lake
Vancouver
Coquitlam
Abbotsford
Kamloops
Kelowna
Regina
Saskatoon
Winnipeg
Toronto

