

Bryan Exley – Interior Assistant Super

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Summary

Highly experienced residential high-rise construction finishing super with 18+ years' experience in condo, rental building, and retirement home construction. Past projects have exceeded \$300 million and have won a provincial quality award from Tarion. Technical and performance audits (Builder Bulletin 19) completed and signed off in record times resulted in hold backs and deposits being refunded to the developer in a timely fashion. Finished the first ever 46 story building in Ottawa with 5 stories of heavily customized penthouse units with each unit taking half the slab.

Skills

- Manage all interior high-rise installs ranging from elevator commissioning, common area amenities, inspections, to final delivery of someone's new home.
- Finishing schedule management and adjustment (if required).
- Hiring, training, and mentoring finishing staff.
- Unique ability to identify and enhance individual staff experience and aptitudes.
- Flood prevention, mitigation, and restoration.
- Well versed in concrete leveling keeping costs down yet quality up.
- Cost control & time management to ensure project is on time and on budget.
- Site safety protocols and requirements to ensure everyone goes home safely.
- Quality control and installation problem solving to ensure best build.
- Team leadership that is earned, not demanded.
- On site conflict resolution between trades.
- Management of material delivery and hoist dock scheduling.
- Identifying and resolving end of project issues before end of project.
- Collaborative manager drawing on support from the project coordinator all the way up to company ownership to keep things on schedule and on budget.
- Able to review plans and shop drawings to identify reoccurring problems.
- Trade referrals based on past experiences and performance.

Professional Experience

JBPA Developments
Finishing Supervisor
Ottawa, ON

Sept 2025 – Dec 2025

I joined a small mid-rise project mid-project that wasn't going well to help deliver it on time and in good condition. There was no next building available for what I do with the same builder. Final occupancy achieved as tasked.

The Mia – 18 Hawthorne Ave
6 story – 67 units
Construction budget - \$40 million

Claridge Homes
Finishing Supervisor
Ottawa, ON

Oct 2009 – Aug 2025

Claridge Homes is one of Ottawa's largest developers and relied on my participation to oversee all aspects of finishing the interior in many of their residential high-rise projects. Responsibilities ranged from new installs to taking over a project mid-term that wasn't going well or dealing with all of the end of project issues.

- Review all plans, shop drawings, and site conditions for common errors
- Manage all finishing staff, tools, & material
- Schedule material delivery and installs
- Verify completions and quality control inspections
- Manage and verify all finish concrete leveling
- Manage payroll hours and verification for my team
- Conduct all occupancy inspections with the various inspectors involved
- Verify both unit and common area readiness for delivery
- Change orders and RFI (request for information) as required
- Vast experience working with property managers & tenants
- Monitor safety requirements and protocols

Notable Projects with Claridge Homes

Royale / Muze – 245 Rideau St., 265 Rideau St., & 180 George St.
26 story condo, 27 story rental, plus a 19 story rental with commercial on ground floor
Original construction budget - \$310M

Moon / Skye – 340 Queen St. & 383 Albert St.
27 story condo, plus a combined 26 story and 10 story rental building with commercial on ground floor. Base building occupancy provided for commercial space
Original construction budget - \$110m

Icon - 805 Carling Ave.
46 story condo with 5 floors of custom owner designed penthouse condos and commercial space on ground floor. Currently Ottawa's tallest building.
Original construction budget - \$80m

Tribeca 1, 2, & 3 - 179 Metcalfe, 40 Nepean St, & 197 Lisgar St
Twin 27 story condos plus 20 loft apartments above commercial space
Original construction budget - \$80m

La Tiffani 1 & 2 – 70 & 90 Landry St.
Twin 20 story condos

Riverpath Retirement Home - 80 Landry St.
8 story full-service retirement residence

Lebreton Flats phase 1, 2, & 3 – 200, 250, & 300 Lett St.
1 - 13 story tower, one 8 story and a 4 story wood framed mid-rise

Claridge Plaza 1 & 2 – 200 Rideau St. & 240 Rideau St.
Twin 25 & 26 story condos with two floors of customized penthouses and ground floor commercial. Winner of Tarion customer satisfaction award for Ontario.

Richcraft Group of Companies

Jan 2007 – Sept 2009

Lead Service Representative

Ottawa, ON

Richcraft is one of Ottawa's largest land owners with extensive residential projects across the city including some high-rise condo projects. Unsold condos were left as a base shell allowing a purchaser to choose all of their finishing rather than pre-finishing all inventory units requiring an added lone site foreman based on sales at a later date.

- Manage finishing installs based on purchaser requests
- Final quality check for delivery
- Service owner occupied units based on Tarion warranty guidelines for a one-year period

The Galleria – 200 Besserer St.

16 story condo

Place des Gouverneurs – 905, 955, & 1005 Beauparc Private

One 6 story and two 5 story concrete based mid-rise condos

Volunteer Activities

- Past president Eastern Ontario Maple Syrup Producers' Association – 6 years
- Boy Scouts of Canada scoutmaster – 10 years
- Past condo board president – 3 years