



BOELLIUM TRAINING INSTITUTE

Institutional Training Prospectus

Building management & superintendent training
for housing providers & portfolio operators

Train the people who run your buildings.

Prepared July 2026

Ottawa, Ontario · boellium.com

The problem & who we are

Housing providers and portfolio operators are running aging buildings with thin, fast-turning front-line teams. The gap shows immediately — on every work order, every inspection, and every compliance deadline. A trained superintendent catches it. An untrained one simply doesn't.

The cost of untrained staff

A leak caught early by a trained super is a **\$20 cartridge**, not a \$2,000 emergency call-out and a water-damage claim. Trained people catch the small things before they become big ones. They document what they do. They keep residents and regulators on side.

The operator's reality

Aging front-line staff

Experienced supers are nearing retirement, and the trades knowledge in their heads is walking out the door.

Turnover & thin benches

Front-line roles turn over quickly and are hard to backfill with job-ready people.

Rising compliance load

AODA (2026 is a reporting year), the Residential Tenancies Act, 2006, and health & safety all land on front-line staff.

BOELLIIUM TRAINING INSTITUTE · THE TRAINING DIVISION OF BOELLIIUM BUILDERS, OTTAWA

Our vision

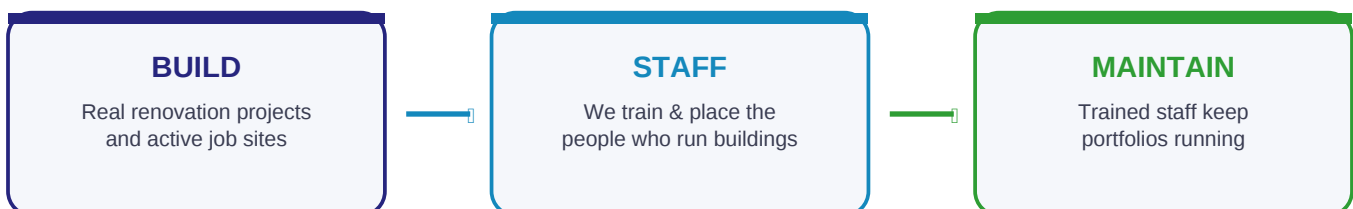
Boellium Training Institute exists to give low-income Canadians, newcomers, and career changers a direct, practical path into stable, well-paying careers.

Our mission is to remove barriers and build pathways: combining practical training, workplace experience, career coaching, mentorship, and employer connections so graduates have the skills, confidence, and opportunities to succeed in Canada's growing facilities and property industries.

“Our training floor is the real building.”

There is no simulated campus. Hands-on practice and the supervised one-week on-site placement happen in live residential buildings and active job sites, taught by working contractors. That is the whole difference. People who have only read about a boiler are not the same as people who have stood in front of one.

The flywheel



One flywheel: the same building expertise builds, staffs, and maintains the portfolio.

The program, delivered

A four-week Building Management & Superintendent program that moves from the classroom, to hands-on systems, to a one-week on-site placement in a real building, to placement readiness and a certificate.

	Focus	What it covers	Setting
WEEK 1	Foundations & residents	Residential Tenancies Act, 2006 basics; resident service & de-escalation; administration & record-keeping.	Classroom
WEEK 2	Hands-on systems	Preventive maintenance; plumbing basics; to-code basic electrical taught under an ESA-licensed electrician; housekeeping & turnover standards.	Classroom + hands-on
WEEK 3	Supervised placement	A supervised one-week on-site placement at a partner residential property, under supervision.	Live residential site
WEEK 4	Placement readiness	Resume, interviews and employer introductions, plus the Certificate of Completion.	Classroom + employers

Outcome: a **Certificate of Completion** plus job-placement **support**. Boellium provides placement support; it does not promise or guarantee a job.

Delivery, assessment & the records you receive

Competency sign-offs

Each trainee is assessed against practical competencies and signed off — not just marked present.

Certificates

A Certificate of Completion for every graduate, ready for personnel files.

Due-diligence records

Attendance & competency records and a curriculum outline for your training file.

Custom-cohort mechanics

For employer cohorts, we train **your own staff**, on **your sites or ours**, and schedule delivery **around building operations**. Coverage simply never drops. You choose the mix of classroom and on-site work that fits your portfolio.



Live buildings, real work orders: where our training happens.

4 weeks · classroom → hands-on → one-week placement → job-ready

ESA-licensed electrical instruction

Certificate of Completion + records for your files

Working with us

Three ways to put trained people into your buildings. Upskill the team you already have. Or simply hire our graduates instead. Or build a pathway together.

1 · Custom cohorts for your staff

We train your own employees to a consistent standard. Delivery runs on your sites or ours, scheduled around building operations, structured as employer-contracted training (see coverage below).

2 · Hire job-ready graduates

Bring on graduates of the 4-week Building Management & Superintendent program — assessed, signed off, and carrying a Certificate of Completion, with placement support from us.

3 · Co-designed workforce partnerships

We build a pathway with you. It's aligned to your roles and standards, including funded routes where your organization and learners are eligible.

Compliance & coverage

Employer cohorts are structured as **employer-contracted training** under the corporate / third-party training exemptions in **O. Reg. 415/06, s. 9** of the Ontario **Career Colleges Act, 2005** (training contracted exclusively by an organization for its own employees).

WSIB: in employer cohorts, trainees are the employer's own covered staff; for placement-based programs, Ontario has an established unpaid-work-placement coverage mechanism for approved programs. Boellium carries **liability insurance and WSIB coverage (proof on request)**.

What a pilot cohort looks like

1 Kickoff

Scope roles, standards, sites and schedule with your ops team.

2 Cohort

Deliver the program to your people, around operations.

3 Sign-off

Assess competencies; issue certificates and records.

4 Review

Debrief outcomes and plan the next cohort.

Pricing

Pricing is **scoped to your portfolio**: cohort size, sites, and schedule. **Request a cohort proposal**. We'll build one for your buildings.

The roadmap & the market

A stackable credential ladder

L3 Certified Residential Superintendent ~3–4 wks + practicum

L2 Certified Building Maintenance Technician ~3–4 wks

L1 Building Maintenance Foundations ~1–2 wks

Plus specialist micro-credentials on the roadmap: electrical, plumbing, HVAC / heat pumps, fire & life safety, AODA, energy efficiency, and CMMS.

Alignment, bilingual delivery & funding: on the roadmap

Credential alignment is mapped toward **BOMI Systems Maintenance Technician (SMT) / SMA** and **IFMA Facility Management Professional (FMP)**; bilingual **EN / FR** delivery is planned. The end-state is career-college registration. Once registered, eligible learners could access **Better Jobs Ontario** (currently up to \$28,000 for programs ≤52 weeks, Jan 2026 guidelines).

Credential alignment is our development roadmap, not a current accreditation.

The market

Real career pay

Ottawa building-operator / maintenance wages: median **\$25.00/hr (~\$52K)**, range ≈ \$18.40–\$34.51/hr. (Job Bank / StatCan LFS, June 2026)

An unserved city

Ontario's closest program (Conestoga's 30-week Building Superintendence & Repair certificate in Kitchener) is classroom-based, not employer-embedded, not in Ottawa.

Proven demand

Toronto's LEF ran a 6-week + 4-week-placement pilot (2024), no longer among current offerings. Demand is proven; Ottawa is unserved.

Who teaches

Program Director

A **Registered Condominium Manager** with 10+ years in residential property management: a building-manager-to-property-manager track across Toronto & Ottawa portfolios, including REIT experience. A former newcomer who came through a similar program.

Lead Electrical Instructor

A certified, **licensed electrician** with 20+ years of contracting experience, teaching to-code basics. **Taught by working contractors.**

Request a cohort proposal

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Program details are confirmed at contracting. Credential alignment is a development roadmap, not a current accreditation.