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CONSTRUCTION ECONOMIST

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Do your part for the environment – reuse and recycle.
I n my first message to you as president of the CIQS, I started by saying wow, well it really is a WOW!

I started my term in a very heated economy with global shortages of labour, commodities and an over abundance of credit. Just a short six months later the exact opposite, labour and commodities appear to be in abundance but a shortage of available credit is now affecting projects.

There is nervousness in the construction industry, the credit crunch has project owners and financial institutions demanding higher than usual analysis of how and where their money is being or going to be spent. The leaders of the G20 have just met in London, England in an attempt to repair the global economic crisis and have agreed on:

- Restoring growth and jobs
- Strengthening financial supervision and regulation
- Strengthening our global financial institutions
- Resisting protectionism and promoting global trade and investment
- Ensuring a fair and sustainable recovery for all
- Delivering our commitments

As professional quantity surveyors, we are being asked to use our knowledge and training to provide the analyses and reassure decision makers that their projects are on sound financial footing.

I have just written about the past year but the CIQS has been in existence for the past 50. It has seen the world go into and come out of recessions and has become stronger with each. Our membership has continued to develop and to gather experience with the years.

Thanks to our founding members

Our membership has continued to develop and to gather experience with the years.

Vermeulens Cost Consultants

Congratulations to CIQS on the occasion of your 50th Anniversary!

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Orest Stachniak, PQS
Merci à nos membres fondateurs

Dans ce premier message que je vous adresse à titre de président du CIQS, je commence par dire wow, oui, c’est bien un WOW! J’ai débuté mon terme alors que l’économie était en surchauffe avec un manque global de main d’œuvre, de matières premières et une surabondance de crédit.

À peine six mois plus tard, c’est tout à l’opposé, main d’œuvre et matières premières semblent disponibles en abondance, mais le rétrécissement du crédit disponible affecte maintenant les projets.

Il y a de la nervosité dans l’industrie de la construction, la crise du crédit fait que les propriétaires et plus que d’habitude, les institutions financières demandent des analyses montrant comment et où leur argent est ou sera dépensé. Les dirigeants du G20 viennent de se rencontrer à Londres, en Angleterre, dans une tentative de réparer l’économie mondiale. Ils se sont entendus sur les points suivants:

• Restaurer la croissance et la création d’emplois
• Renforcer la supervision et la réglementation financière
• Renforcer nos institutions financières globales
• Résister au protectionnisme et promouvoir le commerce et l’investissement global
• Assurer une reprise juste et équitable pour tous
• Livrer leurs engagements.

À titre d’Économistes en construction agréés, on nous demande d’utiliser nos connaissances et notre formation pour fournir les analyses et rassurer les preneurs de décisions en démontrant que leurs projets sont établis sur de solides fondations financières.

Je viens juste d’écrire sur l’année écoulée, mais le CIQS existe depuis les cinquante dernières. Il a vu le monde entrer et traverser les récessions et devenir plus fort au bout de chacune. Notre membership a continué à se développer et gagner en expérience avec les années. C’est cette connaissance qui est maintenant en demande. Nous sommes au cœur de l’assistance qui permettra aux dirigeants du G20 de mener leur entente à maturité. Cette connaissance m’amène à croire que notre membership sera capable de retirer les récompenses et bénéfices qui leur sont dus.

Je lisais récemment au sujet d’un adolescent se vantant à ses amis au centre commercial local. Il se vantait de posséder téléphones cellulaires, ordinateurs, TV digitale par satellite, etc. Il se tourna vers un groupe d’aînés et leur demanda ce qu’ils avaient? L’une des personnes lui répondit calmement: “Nous n’avions rien, c’est pourquoi nous avons inventé tout ce que vous venez de mentionner”. La plupart des choses que j’ai nommées n’existaient pas en 1959. Nous ne sommes pas tous des aînés, mais nos membres fondateurs le sont. Aussi j’aimerais les remercier d’avoir inventé le CIQS.

Pour les férus d’histoire, voici quelques titres de nouvelles d’il y a cinquante ans:

• Le «Canadian Institute of Quantity Surveyors» est incorporé.
• Le 14e Dalai Lama gagne l’exil
• Fidel Castro prend le pouvoir à Cuba
• La voie maritime du Saint-Laurent est inaugurée
• Le film Ben-Hur sort en salle en même temps que «Sleeping Beauty» et la version originale de «The Shaggy Dog»
• Alaska et Hawaii deviennent respectivement les 49e et 50e états américains
• Les Blue Bombers de Winnipeg gagnent la Coupe Grey
• Les Canadiens de Montréal gagnent la Coupe Stanley.

Des choses que nous prenons pour acquises et auxquelles nous ne pensons même pas aujourd’hui sauf possiblement à qui gagnera la Coupe Stanley et est-ce que les Maple Leafs de Toronto se rendront de nouveau en finales? ?

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Executive Director's Message

Exciting times ahead with the CIQS 50th Anniversary

Consultant's Opportunities:
CIQS has developed a new area of their web site where Expressions of Interest, Request for Proposals, etc. will be posted that are of interest to our consultant quantity surveyors. At the present time these listings are free of charge on a trial basis. Listings should be emailed to info@ciqs.org in word format with the subject 'Consultant Opportunity.' All members listed in our List of Consultants will be emailed an alert that there is a new opportunity on our web site.

Invoices & CPD:
Membership invoices for 2009/10 have been sent to all members. All PQS and CEC members are reminded that you must submit your 2008 CPD form in order that staff may renew your membership.

Stamps/Seals:
I am pleased to report that CIQS Stamps and Seals are now available for purchase in the CIQS Online Store in the member's only section of our web site (www.ciqs.org). Please note:
- Stamps and seals are available for members with the designation Professional Quantity Surveyor (PQS) only.
- Members will be requested to sign a licensing agreement before purchasing a stamp/seal.
- Members who currently have in their possession a CIQS stamp/seal will be emailed the licensing agreement that they must sign and return to the CIQS to continue using their stamp/seal.
- Members must sign and date their stamp/seal each time it is used.

CIQS 50th Anniversary:
It is exciting times for all of us as we look forward to the CIQS 50th Anniversary celebration to be held in Toronto June 19 to 21. The OIQS Organizing Committee has been hard at work over the last year to plan an event to remember. Tickets are almost sold out for the President’s Gala. Remember that attendance at the technical session as well as the AGM will earn you valuable CPD points. Thanks to all our corporate and individual sponsors for their support. Sponsorship opportunities are still available and members are still able to make a personal donation to help sponsor the event by contacting me at info@ciqs.org. A final list of sponsors as well as coverage of the 50th anniversary will appear in the summer issue of our magazine.

Congratulations to the following members who have qualified as a PQS or CEC:

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Recent economic events, coupled with the dynamic changes in construction delivery methods, suggest it is time to reinvent professional quantity surveyor services...again!

The modern challenges arrive with high expectations – that they will find new ways to construct projects faster and leaner than ever. Although the economy is generally perceived to be slower, the demand for Professional Quantity Surveyors and Construction Estimators has actually risen drastically. More projects are spending more time in the preconstruction stage as owners are trying to find products and services to reduce costs. The dynamics for providing cost estimates has changed as more time is now spent in Value-Adding Cost Analysis for lighting, more-efficient HVAC systems and energy management systems.

Employment of cost estimators is expected to grow faster than ever. Very good employment opportunities are expected. Employment is expected to grow by 19% between 2009 and 2012, which is faster than the average for all occupations.

Employment growth in the construction industry, in which most cost estimators are employed, will account for the majority of new jobs in this economy. Construction and repair of highways, streets, bridges, subway systems, airports, water and sewage systems, electric power plants and transmission lines will stimulate demand for many more cost estimators. The growing complexity of construction projects will also boost demand for cost estimators as a larger number of workers specialize in a particular area of construction.

Because of these new emerging challenges, most employers have difficulty recruiting qualified cost estimators, resulting in the need for colleges to produce more graduates. Job prospects in construction should be best for those who have their Canadian Institute of Quantity Surveyors certifications whether it is the Professional Quantity Surveyor (PQS) or Construction Estimator Certified (CEC) designations. For cost estimating jobs in manufacturing or the oil and gas industry, those with special expertise in mechanical and electrical estimating should have the best job prospects.

In addition to job openings arising from employment growth, many additional openings should result from the demand for new innovations cost studies and the need for projects to stay longer in preconstruction stages.

Employment of cost estimators, unlike that of many other construction workers, is not too sensitive to the fluctuations of the economy. Workers in these trades may experience periods of slow downs when the overall level of construction falls. On the other hand, shortages of these workers may occur in some areas such as residential, during peak periods of building activity.
Hope to construction industry

BY WENDY KUDEBA, CANADIAN CONSTRUCTION ASSOCIATION

It was with grim faces and downtrodden looks that construction executives soaked up information from Export Development Canada about the state of financial affairs here at home and around the world.

“There is lots of panic going on right now, but I do not have to tell you that,” said Peter Hall, chief economist for Export Development Canada.

However, Hall offered up some hope for the construction industry.

“There is the greatest amount of opportunity to succeed and to thrive during these times,” he said.

Hall admitted that economists and financial experts failed to accurately predict the dire straits of the world’s current financial crisis.

He added that as recently as last year, a number of experts thought only the U.S. would feel the brunt of the economic storm. After the markets in Europe and Japan started falling, the far reaching impact of the downturn amazed them.

Hall said the current state of affairs follows an extraordinary time of expansion in the world economy, which enjoyed 16 years of growth, twice as much as is usual in a typical eight-year cycle.

“When you have this two-times normal growth, you get this exponentially large bubble and that bubble is breaking right now,” he said.

Hall said people have to look as far back as the Great Depression to find a comparable time in history for key factors and recession trends to get some indication as to what may come. Unfortunately, Hall added, the worst is yet to come.

He described the economic meltdown in waves: the fall of the U.S. housing market which started in 2007, the decline of the financial sector in the fall of 2008 and the current slower demand for goods which will be followed by the negative impact on employment figures – which is already starting to happen.

Another step is when the already-stressed financial sector endures defaults on such things as good credit card debt, mortgages, etc.

Announcements for financial stimulus packages are well-timed to land at the same time as the final wave of the meltdown.

“It is what will keep the bottom from falling out of the economy,” said Hall, adding that he believes opportunities, which exist for infrastructure investment, are key to the construction industry’s future.

“Time is the key driver. Governments around the world want to make sure the stimulus happens exactly when it is needed,” he said.

The key is for the industry to have the shovel-ready or turnkey projects ready to go. The Federation of Canadian Municipalities has identified about $12 billion worth of shovel-ready projects and the U.S. government directed a US$90 billion stimulus package to infrastructure, including roads, public transit and waterways.

“It is a potential gold mine for the sector, as we go forward,” he said.

Hall’s comments were echoed by Dr. David Fung, chair of the Canadian Manufacturers and Exporters, who followed with a presentation on Gateways, Inland Ports and Special Economic Zones. He reviewed the Canadian Construction Association’s (CCA) vision.

“Your vision as CCA to build Canada must not be lost in the process,” he said.

He cautioned the sector to ensure that the shovel-ready projects are the right projects to proceed and that things must be strategically evaluated for long-term success.

“Are we building the right horse? Some we are building should be abandoned . . . some we have not thought of should be built,” he said.

He challenged the sector to ensure its product is a valuable product that is in demand around the world. Fung asked everyone to answer the question ‘where do you reside?’

“Examine your own business model to make sure you are leading the pack.”
As Calgary’s building boom turns into a muffled thud, city council plans to increase security and safety on a growing number of abandoned construction sites.

A combination of the slowing economy, falling real estate prices and years of record building during a boom has halted some construction. As a result, more projects sit abandoned.

“The bottom line is we are taking action wherever we can,” said Alderman Ric McIver. “Some of the sites we have taken control of and asked the owner to fence them off. When they have not, we have taken control and we fenced it off ourselves and billed them for the fencing. The cost of that has been put on the tax roll for that piece of property.”

The city is currently monitoring nine abandoned sites and three of those already had work done.

In one case, the developer fixed the problem, but two required the city to step in.

A recent report said the city must protect city infrastructure and the public as well as reduce visual and community impacts from idle sites with open excavations.

“We will do first things first by securing the site and making sure the site is fenced and people can not get in because it is unsafe,” said McIver. “Then we are into the fight over the responsibility for filling in the hole, which would be with the bank, financier or the developer, that is in control of the site.”

A number of provisions, orders and recovery methods are available through the Municipal Government Act to remedy unsafe and unsightly excavations.

The city can order the property owner to take any action necessary to remediate condition at the owners’ expense. Costs not recovered by the government are placed on the tax roll and are deemed to be a special lien in favour of the city. Once on the tax roll, the taxes are considered in arrears. If taxes are not paid voluntarily, the act provides for recovery through a tax sale and the city can own the parcel, if it does not sell at auction. The entire process can take about three years.

Eight of the nine sites being monitored by the city are in the Beltline, an area south of Calgary’s downtown.

McIver said negotiations are taking place to determine who will pay for and carry out the remedial work. He said a few councilors want to turn some of the lots into parks.

“Other people have talked about putting underground parking in and beefing up the infrastructure enough that somebody could put some kind off structure on top, and just waiting it out as a parking structure until then,” he explained.

Underground parkades with green roofs as city parks are also being considered. Several municipal policies discourage new stand alone parking structures near the city centre.

Calgary is also considering a change to its building bylaws. The changes would require developers to put up a bond to cover the cost of remediation, if the city must pay for cleaning up an abandoned site. The new bylaws could also increase the chances that construction could resume.

Currently, building permits expire after 120 days of inactivity and may be extended once for an additional 90 days. Council may allow the chief building inspector to extend the permit for up to 365 days, for the duration of the economic slowdown.
World Economic Forum Launches Scenarios for the Engineering & Construction Industry

The World Economic Forum, through its Engineering & Construction Community and Centre for Strategic Insight, has launched Engineering & Construction: Scenarios to 2020. This publication marks a new phase in an initiative that is based on the need for a long-term, multi-stakeholder, industry-wide approach to deepen insights into the future of the engineering and construction industry.

Engineering & Construction Scenarios to 2020 paints four very different pictures of the business environment for engineering and construction in 2020. These scenarios do not attempt to predict the future but instead sketch the boundaries of the plausible: they aim to enable stakeholders to tease out underlying forces of change, to make better strategic decisions and to proactively shape the industry’s future.

The scenarios are the result of a year-long, multi-stakeholder process. They emerged from discussions and workshops in London, Jordan, Singapore, Paris and China involving over 100 leading stakeholders – industry leaders, clients, academics and government representatives – from Asia, the Middle East, Europe, Latin America and North America. Throughout 2008, the Forum worked with its communities to bring these scenarios back to today’s environment and to consider their implications.

Roger Van der Marel, Senior Community Manager for Basic Industries at the Forum, said: “The engineering and construction industry is historically not a shaper but responds to the needs of its customers. However, by taking a holistic view and better understanding the uncertainties that could have a high impact on the industry, it can become better prepared and more proactive in shaping the future of capital projects development.”

“Scenarios help to make sense of complexity, develop a common vision and initiate action to shape a better future,” added Kristel Van der Elst, Associate Director of the Scenario Planning team and Global Leadership Fellow at the World Economic Forum. “As an independent international organization with great leader-convening power, the World Economic Forum is ideally placed to develop robust and relevant multi-stakeholder scenarios.”

The four scenarios emerged from two key questions identified by project participants:

1. Will the corporate environment become more global or will it evolve towards a multitude of local markets?
2. Will the demand – and engineering and construction’s relations with its clients – be transactional or value-based?

Described in greater detail in the publication, the worlds they envisage for 2020 are:

(The Race) While the global economy continues to integrate and grow, security concerns and lack of trust afflict relationships between nations and businesses. With companies from the BRIC countries establishing a strong global presence and investors in capital projects having a speculative and short-term mindset, the engineering and construction market is in a fiercely competitive race.

(The Collaborative Leap) Globalization gathers pace amid geopolitical stability and international collaboration; regulatory harmonization and environmental awareness enable a collaborative leap in engineering and construction. State agencies, research institutes and shifting coalitions of specialist companies combine to tackle novel and ambitious projects for clients who value sustainability, spurring multiple innovations and systems-level thinking.

(The Zero-sum Game) Wars, shortages and recession fuel a worldwide upsurge in nationalism, with mounting security worries and the politics of fear locking countries and business environments into a zero-sum game. Slumping demand, cost-conscious clients and the increasing difficulty of working internationally spell tough times for engineering and construction companies.

(Aspirational Communities) Amid international tensions and economic difficulties, globalization stalls. As societies look inwards, visionary leaders emerge at the head of aspirational communities who see engineering and construction as strategically important for local socio-economic development. They catalyze collaboration between businesses and academia to find innovative solutions to local infrastructure needs caused by environmental and social change.
Industry leaders involved in the initiative added:

“This E&C 2020 scenario planning process offers those of us who lead engineering and construction companies a unique opportunity to make our strategic planning processes more effective and allows us to respond more quickly and confidently to future changes in our dynamic industry. This is a rare opportunity to thoughtfully consider the long-term aspects of our business environment and our client relationships – aspects that are difficult to tackle within our normal business and strategic planning horizons. We live in a world that is full of uncertainty and the E&C 2020 process lets us tackle that uncertainty head-on in a systematic way that will help us make our resource allocation decisions – and our response to unfolding events – more robust and effective.”

– Ralph R. Peterson,
Chairman and Chief Executive Officer,
CH2M HILL Companies, USA

“The Forum’s E&C 2020 scenarios project has helped us to identify critical issues and uncertainties that have the greatest potential to impact our company and our industry over the next decade. It has also highlighted the merits of industry collaboration – providing all of us in the project with a forum and framework for shaping, rather than simply responding to, our future.”

– Stephen G. Hanks,
President and Chief Executive Officer,
Washington Group International, USA

“The demand for new infrastructure in the emerging economies and for renewal of infrastructure in the developed economies is practically insatiable and so is the demand for energy and communication. Concern for the environment has created a whole new ‘environmental’ market with endless opportunities. This presents engineering and construction companies with unprecedented opportunities for growth in the traditional way and by way of privatization of infrastructure. Yet, so great are the economic, social and political uncertainties that traditional planning is proving to be woefully inadequate. E&C 2020 asks and studies what is most likely to happen and what has already happened that can create the future. It is a wonderful tool that can enable businesses to make their future.”

– Ajit Gulabchand,
Chairman and Managing Director,
Hindustan Construction Company Limited, India

“Work accomplished through E&C 2020 should provide considerable substance to the strategic planning activities of individual companies. The E&C 2020 process helps fill a significant gap as it provides a thoughtful, informed and analytical view of the longer-term future, a perspective that has not typically been a part of our industry-wide thinking.”

– Alan L. Boeckmann,
Chairman and Chief Executive Officer,
Fluor Corporation, USA

The World Economic Forum’s World Scenario Series also includes previously published scenarios on India, China, Russia, the Gulf Cooperation Council (GCC) countries, the Kingdom of Bahrain, the Kingdom of Saudi Arabia, United Arab Emirates, the Digital Ecosystem and Technology and Innovation in Financial Services.
“Alberta’s vibrant economy and excellent quality of life make it the ideal place in Canada for immigrants to find employment and business investment opportunities,” the Government of Alberta’s website states. “Immigrants considering a new life in Alberta can access a number of useful resources to guide them through the immigration process before and after arriving in the province.”

Alberta says its annual construction revenue is around $9 billion, exports are valued at $2.6 billion and the industry as a whole employs approximately 40,000 people. As a result, employment opportunities are vast and varied. It does, however, caution that it may be difficult for immigrants to gain immediate work directly related to their training or experience and encourages a flexible approach.

Alberta advises immigrants to highlight personal and transferable skills, such as attitude and organization, as well as technical skills. Also, it is important that immigrants find out if their trade credentials are recognized in Alberta.

Working between provinces will soon be easier, as well. Nationwide, contractors are calling the new labour mobility agreement reached by provincial and territorial first ministers a “historical and vital development for Canadians,” according to British Columbia’s Independent Contractors and Businesses Association (ICBA).

“The agreement, to be implemented in 2009, will allow many of the over one million people working in Canada’s construction industry to pack up their tools in one province and use them in another without having to deal with needless red tape,” ICBA says.

Edmonton, Alberta’s Merit Contractors Association President Stephen Kushner said, “Tradespeople across Canada have faced archaic and inconsistent rules when seeking work in another province for too long.”

“Overcoming the needlessly high and thick barriers these rules created has prevented qualified tradespeople from moving to where their skills are most needed,” he added. “With ongoing acute shortages of skilled tradespeople, Canada’s construction industry can no longer afford the luxury of provincial protectionism.”

In Vancouver, ICBA’s President Philip Hochstein agreed. “The agreement reached by first ministers builds on the momentum started by the British Columbia and Alberta governments when the Trade Investment and Labour Mobility Agreement [TILMA] was signed in 2006,” Hochstein said in a statement. “While the reforms to fully implement TILMA continue to be a work in progress, the principles on which the agreement is based are guiding a process that will result in significantly less drag on British Columbia and Alberta provincial economies. With all provinces and territories moving in the same direction with respect to labour mobility, Canadians across the country will benefit by these efficiencies.”
According to British Columbia’s Central 1 Credit Union, the province entered into recession slightly ahead of the rest of the country. This observation is based on Credit Union 1’s recently introduced Coincident Economic Index (CEI), which declined by 0.45% quarter-over-quarter in fourth-quarter 2008. This decline followed an earlier drop of 1.14% in third-quarter 2008.

According to Statistics Canada, the national economy increased by 0.9% in the third quarter followed by a 3.4% decline in the fourth.

In the fourth quarter, there were four major sources of weakness in B.C. Among them was housing demand, which virtually evaporated after a 54% year-over-year drop in existing home sales.

Based on a 20% quarter-over-quarter (at annual rates) drop in fourth quarter retail sales, consumer spending was just as depressed as home sales.

Business investment, in real terms, also shrank in the fourth quarter. This drop continues a steady downtrend that started in third-quarter 2007. Indeed, over the past year, the total volume of business non-residential construction in British Columbia has fallen by 11.9%. This figure is especially weak when compared to the 0.2% increase for the country as a whole.

Finally, reflecting the impact of rising unemployment and weakening business revenues, personal bankruptcies were up 42% year-over-year in December 2008, while business bankruptcies rose by 9%.

Looking forward, given three factors — the very sharp drop in total employment in January 2009, the 80% year-over-year drop in residential building permits and a further drop in export volumes due to flagging global demand for commodities — the B.C. economy is likely to contract at a faster rate in first-quarter 2009 than it did in fourth-quarter 2008.

Moreover, it is highly likely that this pattern of contracting growth will persist into the third quarter since, based on the latest survey, capital spending intentions in British Columbia are down close to 10% compared to 2008.

However, the combined impact of three factors should mean that growth in the province will gain momentum mid-way through the second half of 2009: (1) increased federal and provincial infrastructure spending; (2) a surge in Olympic Games related spending; and (3) strengthening global demand for raw materials.
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Jacqueline T. Ashley
Adrian Bates, CEC
Mario Bernardini, PQS
Leslie Brown, PQS
Tanju Celen, PQS
Dora & Elvicio Chan, PQS(F)
Matthew Chiu
Donald Crawford, PQS

Aris Dalakis, CEC
Keith Gillam, PQS(F)
Arthur Hooker, PQS(F)
Ikenna Ikagwuanu, CEC
Robert Kalle, CEC
George Kotanidis
Yevgeniya Kuprevich, CEC
Aime Legros, PQS
Evelyn Lord, CEC
Harland Lindsay, PQS(F)
Kan Lingham, PQS
Yong Mei Liu (Louise), CEC
Michael McPhee, CEC
S. Manickathiyagaraja, PQS
Yury Modulevsky, PQS
Romaine Peters
John Philips, PQS
Stuart Picozzi, PQS(F)
Bruno Pilieci, PQS
Vivienne & Jim Rae, PQS
Varsha Ramkissoon
Graham Randall, PQS
Audrey & Colin Randall-Smith, PQS(F)
James Ryan, PQS
Leonilda Satuki
Francis Sulpher, PQS
Leonard Shelvey, PQS
P.O.N. Smith, PQS
Henrik Van der Meulen, PQS
NSAQS
Randolph Mosher, PQS
Douglas Sharpam, PQS(F)
Robert Scammell, CEC
Henry Carter, PQS(F)
Jim Brown, PQS
CIQS Member at Large
Hettiarachichigedona Renuka
David Gove, PQS

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Atrium Consultants
NOVA SCOTIA ASSOCIATION OF QUANTITY SURVEYORS

The final list of sponsors will be published in the next issue.

There is still time to sponsor.

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The Fairmont Royal York Hotel

100 Front Street W., Toronto, Ontario, Canada M5J 1E3

www.fairmont.com/royalyork

Tel: (416) 368-2511
Fax: (416) 368-9040
Email: royalyorkhotel@fairmont.com

For Reservations: 1-800-663-7229 or 1-800-441-1414

Toronto is a city that has grown up around this grand landmark – The Fairmont Royal York. Just steps away from its famous doors in the heart of Canada’s largest metropolis are an exciting mix of activities and attractions. From the theater, entertainment and financial districts, to shopping, sightseeing and world-class sports facilities, The Fairmont Royal York truly is at the center of it all.

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<th>Single/Double Rate:</th>
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<td>Fairmont Rooms</td>
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<td>Fairmont View Rooms</td>
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<td>Fairmont Deluxe Rooms</td>
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<td>Suites start from</td>
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The above room rates are quoted in Canadian funds and are net non-commissionable. They reflect the European Plan that includes accommodation only.

All rooms are subject to a 5% Provincial Sales Tax (PST), 3% Destination Marketing Fee (DMF) and 5% Goods and Services Tax (GST). All tax structures are subject to change without notice.

Check our website for room amenities.
Go to www.fairmont.com to sign up as a Fairmont President’s Club Member to receive complimentary high speed Internet.

The cut off date for reservations is May 19, 2009.

The history of the Royal York Hotel

In 1843, Captain Thomas Dick, a respected lake-boat captain, built Ontario Terrace which consisted of four brick houses. The humble row project was soon thereafter occupied by Knox Theological College. In 1853, the building was refurbished and renamed the Sword’s Hotel, and then, following a change of ownership, renamed the Revere Hotel.

Captain Dick bought back the property and renovated it yet again in 1862. The stately Queen’s Hotel, as it was then called, became an integral part of the boomtown. It was even rumored to be the site of Sir John A. Macdonald’s meeting with American Civil War sympathizers who plotted retaliation.

Years later, the Canadian Pacific Railway announced it would build the largest hotel in the British Commonwealth on the site. Citizens were shocked by the demolition of their beloved Queen’s Hotel; nevertheless, construction began in 1927, immediately across from Union Station and Canadian Pacific Railway.

On June 11, 1929, the hotel officially opened as The Royal York. It was the tallest building in the British Commonwealth and quickly set the hospitality standard of the day. The magnificent hotel became known as a city within a city, rising in 28 floors of architectural splendor and replete with mechanical genius and opulence never before seen in Toronto. It boasted 1,048 rooms – each with radios, private showers and bathtubs. The 1.5 acres of public rooms included a 12-bed hospital, 12,000-book library and ten ornate passenger elevators. The Concert Hall featured a full stage and mammoth pipe organ weighing 50 tons, which surpassed anything else in Canada with 300 miles of copper wire. There was a glass-enclosed roof garden, the largest hotel kitchen in Canada with a bakery that could produce over 15,000 French rolls a day, a 66-ft. long switchboard manned by 35 telephone operators, its own bank and golf course (now known as St. George Golf & Country).

Later years saw additional renovations, with a $100 million project from 1988 to 1993 that restored the original elegance with refurbished guestrooms, public spaces, a health club, ski lift lap pool and the first-ever American Express Travel Service Centre.

Today, after welcoming more than 40 million guests, The Fairmont Royal York continues to epitomize gracious hospitality. Although the years have brought changes, many features are still intact – the magnificent hand-painted ceilings, the travertine pillars, ornate furnishings, crystal chandeliers and wall hangings. Guests walk where the rich and famous walk: elevator number nine still carries illustrious guests such as Her Majesty Queen Elizabeth II. On the big screen, The Fairmont Royal York, like the Waldorf Astoria, Biltmore and The Plaza in New York before her, has been featured in numerous movies. Guest rooms have taken audiences to Boston, New York, Poland, Vienna and the U.K., without ever leaving Toronto.
Friday, June 19, 2009
8:00 am – 9:00 am Registration & Coffee
9:05 am – 10:20 am SEMINAR 1
  Option A: Contractor’s Perspective on AFP
  Speaker: Tim Smith, Ellis Don
  Option B: Construction Delays, Damages, and Contractual Excusatory Language Hurdles
  Speaker: Brian Foster, Construction Practice Group Leader – Canada, Navigant Consulting Inc.
10:25 am – 10:45 am Networking Refreshment Break
10:50 am – 12:05 pm SEMINAR 2
  A Facilities Management Provider’s Perspective on AFP
  Speaker: Steward McKinney, SVP Carillion Services
  Option B: Managing Construction Health and Safety
  Speaker: John Sammut, Training & Advisory Dept. Manager, Construction Safety Association of Ontario
12:10 pm – 13:40 pm Networking Luncheon
13:45 pm – 15:00 pm SEMINAR 3
  Option A: Owner’s Perspective on AFP - Ontario
  Speaker: John McKendrick, SVP, Project Delivery Infrastructure Ontario
  Option B: Contractor’s Perspective on Green Building
  Speaker: Compton Cho, Estimating Director, Vanbots
15:05 pm – 15:25 pm Networking Refreshment Break
15:30 pm – 16:45 pm SEMINAR 4
  Option A: Accelerating Energy Conservation Initiative & Outcomes through Government Incentives
  Speaker: Jane Dalziel, Senior Engineer, Energy Efficiency Office, City of Toronto
  Option B: Owner’s Perspective on AFP/PPP - Alberta
  Speaker: Guy Smith, Director, ACFO, Alberta Treasury Board
17:00 pm – 20:00 pm Welcome Reception;
  Location – Library Room,
  The Fairmont Royal York Hotel

Saturday, June 20, 2009
8:30 am – 9:00 am AGM Registration
9:00 am – 12:00 noon 50th CIQS Annual General Meeting; Location – British Columbia Room (same room as the 1st CIQS AGM!)
13:00 pm – 15:00 pm CIQS Amazing “Walk” – have fun discovering downtown Toronto on a scavenger hunt.
17:00 pm President’s Gala Dinner/Dance;
  Location – famous Imperial Room, The Fairmont Royal York Hotel
  – Live 20 piece band
  – Singers and dancers
  – 250 people in attendance

Sunday, June 21, 2009
7:00 am – 9:00 am Farewell Breakfast; Location – British Columbia Room, The Fairmont Royal York Hotel
9:00 am Golf – Royal Woodbine Golf Club, (Hwy. 27 & Dixon Rd. – Pearson airport area)

Royal Woodbine Golf Club was very cunningly designed by Dr. Michael J. Hurdzan and plays 6,446 yards from the tips, winding its way up and down both sides of the Mimico Creek. Remarkably, water comes into play on all of its 18 championship holes. At Royal Woodbine, you will need every club in your bag to successfully navigate this superbly conditioned track.

For more information visit www.royalwoodbine.com
Online registration available at www.ciqs.org

PARTNER’S PROGRAM:
FRIDAY, JUNE 19, 2009
Morning Gardiner Museum of Ceramic Art, Lunch & Shop in Yorkville
Afternoon Art Gallery of Ontario

Online registration available at www.ciqs.org
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<th>DATE/EVENT</th>
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<tr>
<td><strong>Friday, June 19/09 – Morning</strong></td>
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<td>CIQS Amazing Walk</td>
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<td>PRESIDENT’S GALA Dinner/Dance</td>
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<td><strong>Sunday, June 21/09</strong></td>
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<td>FAREWELL BREAKFAST</td>
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<td>GOLF at Royal Woodbine Golf Club</td>
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<td>$125 per person (golf, cart &amp; lunch included)</td>
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Please make your cheque payable to CIQS. Mail to CIQS at 90 Nolan Court, Unit 19, Markham, ON L3R 4L9. Fax: (905) 477-6774 or Email: Scan and email to execdir@ciqs.org. Visa/MasterCard payments may be faxed to (905) 477-6774.
# Corporate Sponsorship Program

**CIQS 50th Anniversary Celebration**

**Toronto, June 18 - 21, 2009**

<table>
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<tr>
<th>Level of Sponsorship</th>
<th>Platinum</th>
<th>Gold</th>
<th>Silver</th>
<th>Bronze</th>
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- Corporate logo in conference delegate information
- Corporate profile in delegate kits
- Web links from Conference Site to sponsor’s site
- Complimentary passes for Friday lunch presentation
- Complimentary full delegate registration
- Participation as tour host (industry sponsor tours)
- Exhibit space in priority traffic location
- Half page colour insertions in Construction Economist
- Opportunity to introduce session speaker
- Head table guest pass for President’s dinner
- Participation as moderator or session host
- Option of purchasing a table at the President’s gala @ a $500 discount

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It’s a deal, it’s a steal, the opportunity of the half century!

Your esteemed support in making this celebration a **timeless event** is most welcomed; we are honoured to be associated with such generous members and friends.

Please contact Lois Metcalfe @ Tel. 905-477-0008, Toll Free 1-866-345-1168 or execdir@ciqs.org for more information.
EXPERT

ADVICE on what job-seekers MUST DO THIS YEAR

In light of the troubling economic climate and tightening job market, what is the one thing that job-seekers must do in order to be successful in landing a good job in 2009?

Exhaust all options
Tell everyone you know about the type of position you are looking for, network online and at industry events, go on informational interviews, work with a recruiting firm, take on temporary assignments and be flexible when meeting with prospective employers.

When developing your cover letter and resume, quantify the value of your contributions to previous employers, including how you helped cut costs, reduce inefficiencies or improve profitability. There are opportunities available, but job seekers will have to work harder to find them and cannot afford to leave even one stone unturned.

– DeLynn Senna, Executive Director
North American Permanent Placement Services,
Robert Half International

Flexibility is key
Stay open to opportunities in new or related industries, companies of a different size or in a different location; and be aware that with the advent of technology, a new location just may be your home office.

Be flexible. You may or may not have to travel a bit more, take a different title or give up some of the perks you have had in the past to assume your new role. All things being equal, if you are flexible around these topics your chances of getting hired increase considerably.

– Cheryl Ferguson, Recruiter,
The Recruiter’s Studio

Tailor your resume
The most important thing that job seekers must do in 2009 to be successful is to diversify the content of their resumes based on the roles that they are applying for. For example, a job seeker may have worked in the past as a Java engineer and also obtained project management along the way. However, a resume that is oriented strongly toward being a Java engineer has only a slight chance of being considered for a project-manager position.

For job seekers to increase their chances at success, they should shape their resumes to reflect relevant matching skills with the job posting(s) they are applying to. By doing so, a recruiter and/or hiring manager will more easily understand how a job seeker’s past experiences apply to the posted role. This method increases the chance of being considered a strong candidate, receiving an interview and, ultimately, a new position.

– Ross Pasquale, Recruiting/Sourcing Consultant,
Monday Ventures

Diversify & listen
My advice is two-fold: Be ready to diversify the ways in which you communicate your experiences AND listen well.

First, make a laundry list, just for yourself, of all the projects, contributions, ideas, etc., from your last three positions. This is what is not on your resume. It jogs your memory about how you have differentiated yourself. You will recall and distill examples of your success and you will be ready for more questions.

Second, listen closely to what the recruiter and/or hiring manager is asking you. They are looking for something very particular, whether the opportunity is leadership or entry-level. Walking someone through your resume or citing examples that they are not seeking could hinder your ability to seem specific to their job. You want to be very clear about your transferable skills and your willingness to adapt to their environment.

– Lindsay Olson, Partner
Paradigm Staffing

Network with smarts
Candidates must be building and strengthening their network - ideally before it is needed. Find networking events to go find other like-minded individuals and connectors. Build your online presence through your social networks and be an active participant in the community and remember to give more than take - share your knowledge, help others be better and invest time in building strong, long-lasting relationships. These are the relationships that could turn into future job leads.

– Lindsey Olson, Partner
Paradigm Staffing

Courtesy of Recruiter Roundtable: Keys to Success in 2009 • By Joanna Samuels, senior account manager, GravityPeople
The Recruiter Roundtable is a monthly feature that collects career and job-seeking advice from a group of recruiting experts throughout the United States.

Click Here to Return to Table of Contents
The value of total construction spending approvals in Canada, as reflected by the value of building permits issued, fell by 4.5% month-over-month in February, bringing the cumulative decline over the past six months to -16%. Although this decline is significant and indicates that total construction spending will probably shrink into the second half of 2009, a closer look at the regional distribution indicates that, since May of 2007, the pattern of construction spending has shifted dramatically.

By far the most noteworthy development is shrinkage of the west’s share of total construction spending. Indeed, since May of 2007, the share of total construction in the four western provinces has dropped from almost 50% of the national total to just over 25% at the start of 2009. Virtually all of this shrinkage in the West’s share is due to two provinces. In British Columbia, the total value of building permits approved in January was off by almost 75% largely due to a 79% drop in residential building. In Alberta, planned construction spending was down by 67% on account of weakness in both residential (-66%) and non-residential (-68%) building approvals.

It is worth noting that construction spending plans in Saskatchewan (+22.4%) and in Manitoba (+16.7%) remained relatively strong despite the headwinds of collapsing commodity prices and a very hostile investment climate.

While the value of building permits has also retreated in central Canada, the extent of the year-over-year drop (-13.9%) pales compared to the -54.2% drop recorded by B.C. and Alberta. As a result of this relatively stronger pattern of construction in Central Canada, its share of the national total has increased from 47% in mid 2007 to over 66% in early 2009.

Finally, over the past year and a half, the share of total construction in the Atlantic Provinces has remained relatively constant as stronger construction activity in Newfoundland and New Brunswick appears to have offset weakness in Prince Edward Island and Nova Scotia. Looking ahead, given the prospect that resource prices will remain depressed for the remainder of the year, this west to east shift in construction spending will probably continue into 2010.

By John Clinkard, Market Inside

VANBOTS, a division of Carillion Construction Inc. is a progressive construction company which has undertaken building projects throughout Canada and Internationally. VANBOTS has attained numerous awards and a remarkable reputation for quality, efficiency and the intelligent application of innovative expertise, experience and energy such that clients return to VANBOTS time and again.

VANBOTS’ principal fields of activity are project management, construction management, general contracting, and design/build. VANBOTS thrives on unique and challenging projects in the ICI sectors of the construction industry. VANBOTS’ success has been due to its performance proven staff of team oriented professionals.

At VANBOTS we financially reward staff for their contribution and provide them with a working environment that promotes personal and professional growth.

**ELECTRICAL COST & BUDGET ESTIMATOR**

- Understanding of appropriate published material cost and labour productivity
- Obtain material and equipment quotes from suppliers and subcontractors.
- Input data to Accubid estimating application software.
- Prepare Electrical budgets from concept drawings
- Review contractors price submissions for validity and accuracy
- Meet with Electrical design consultants to discuss value engineering
- Participate in design build functions

**MECHANICAL COST & BUDGET ESTIMATOR**

- Understanding of appropriate published material cost and labour productivity
- Obtain material and equipment quotes from suppliers and subcontractors.
- Input data to Accubid estimating application software.
- Prepare mechanical budgets from concept drawings
- Review contractors price submissions for validity and accuracy
- Meet with mechanical design consultants to discuss value engineering
- Participate in design build functions

The Head Office will be relocating to 7077 Keele Street, Concord, ON in May 2009.

Please email resume to: careers@vanbots.com
Nova Scotia plans $1.9 billion road building investment

Nova Scotia will invest $1.9 billion over the next three years in infrastructure, one of the largest such commitments in the province’s history.

Funds will be channeled through the Building for Growth plan, the premier’s office announced. Investment and job-creation initiatives will be matched with strategic priorities, including energy conservation, roads, bridges, highways and schools.

The news was welcomed by both the Construction Association of Nova Scotia (CANS) and the Nova Scotia Road Builders Association.

Highway projects make up the lion’s share of the stimulus package. “We are very concerned about a slowdown in private-sector investment at a time when the industry has been taking on apprentices and beginning to address our long-term demographic challenge,” said CANS President Carol MacCulloch.

“We believe investment that creates jobs around the province as well as in a range of construction from roads and bridges to buildings and energy consumption is appropriate and welcomed by the industry at this critical time.”

The $1.9 billion investment is estimated to create or maintain about 20,000 direct jobs.

Projects will be spread out over three years so workers can be hired and benefits felt province-wide, the government said.

The announcement was also good news for the province’s road building industry. Highway projects make up about $1 billion of the three-year stimulus package. The highway capital budget in year one will be about $345 million.

“This is a large increase in spending over the next three years that will lead to significant shorter-term job creation and capital investment within our industry,” said Grant Feltmate, Executive Director of the road builders’ association. “The long-term result of this investment will be tangible assets that benefit Nova Scotians for many years to come.”

Transportation and Infrastructure Renewal Minister Brooke Taylor said the province is embarking on one of the most ambitious road improvement plans in its history. “We are working hard to get tenders released so we can begin work as soon as the construction season starts.”

The total value of highway projects announced to date this year is almost $100 million.

By Patricia Williams

British Columbia announces $800 million infrastructure plan

The B.C. government has pledged to spend almost $800 million on more than 113 infrastructure projects across the province.

“We are creating jobs, we are also creating new homes for the homeless here in Vancouver and in other communities, and we are building other critical infrastructure such as schools and correctional centres,” said Premier Gordon Campbell.

The announcement includes funding for six social housing projects in Vancouver that will cost $172 million and will create 569 housing units.

The Vancouver housing projects alone are expected to create 1,100 direct construction jobs. Another 11 social housing projects are planned for the province at a cost of $130 million for an additional 478 units.

The government claims that the initiative will create 4,800 jobs, starting this summer. The announcement is part of the province’s three-year $14 billion capital infrastructure program.

Other notable infrastructure projects include:

• $424 million for 30 projects on new construction and renovation of elementary and high schools.

• $59 million for 57 projects to improve courthouses, correctional facilities and other public safety facilities.

• $8 million for nine projects for the Ministry of Children and Family Development.

Oilsands upgrader up & running

Canadian Natural Resources Ltd. announced that its Horizon Project oilsands development produced synthetic crude oil for the first time.

The first phase of the project was designed, engineered and built in a volatile business environment, with final construction costs totaling about $9.7 billion. Although more than the 2005 initial estimate of $6.8 billion, it is well below the industry average. This will make it a low-cost oilsands producer.

Tougher Canadian energy-code standards could change building design, construction

Tough energy standards are coming that could throw wrinkles into how buildings are designed and constructed in Canada.

“In 2010 or 2011, I anticipate that the energy codes will become quite a bit more stringent,” explained Blair McCarry, a project engineer with Stantec Consulting Inc. of Vancouver.

EnerGuide 80 for homes and possibly the 2010 version of ASHRAE 90.1 will require 30% less energy use than the current energy code model in British Columbia. Other provinces will also be in line for tougher codes.

McCarry is Stantec’s project engineer for a number of high-profile jobs, including Vancouver’s new convention centre and the Olympic Skating Oval.

In September, British Columbia introduced a new energy code and although it will not have a big impact on how buildings are constructed, it is a sign of changing times. McCarry said stricter energy codes could start a significant design shift away from the current standard ‘all-air’ system model for cooling and heating commercial buildings. More water-based systems, similar to systems commonly specified across Europe, could become the new standard. For pipefitters and insulators, it would mean more piping and, in turn, more pipe insulation, he said.
McCarry warned that sheet metal contractors, who have been doing installations on the cheap, should expect a bigger workload with the new B.C. energy code. However, he added that meeting the code’s requirements will not be a stretch for most contractors in the field.

“As this is the introduction of an energy code in B.C., the (code) officials did not want to rock the boat too much. There will be a couple of years for the contractors, engineers, architects and code officials to get up to speed with the new requirements and procedures,” he said.

In fact, there may be less work for some contractors in the sheet metal industry because architects, engineers and designers are exploring innovative ways of reducing energy requirements (think reduced window size, for instance). Consequently, all-air systems could become smaller.

If water-based cooling/heating systems take off in the next few years, zone systems that only require local office area fan coils to move air, rather than huge central air ducts, could become a standard.

“Your sheet metal volume might go down, but your insulation thickness might go up,” he pointed out.

The new B.C. code is based on the ASHRAE 90.1 standard implemented in 2004. It will not impact industry contractors in Vancouver and Ontario because both jurisdictions have had energy policies in place that meet the ASHRAE standards. In other regions and municipalities around B.C. and Canada, however, there are no parallel energy bylaws or codes, pointed out McCarry.

Basing the code on ASHRAE 90.1 is logical because it updates its standards every three years.

However, the B.C. government supports a switch to the Model National Energy Code for Buildings because it will reflect Canadian conditions. It will be implemented in 2012, said Andrew Pape-Salmon, acting Director, energy efficiency, of the B.C. government’s Electricity and Alternative Energy Division.

To understand the changes in HVAC designs, check out ASHRAE’s website (www.ashrae.org) for free downloads of several energy design guides including small offices, schools and warehouses. The guides cover data tables for different climatic regions and examine ways to achieve 30% energy reductions over the 2004 code standards.

Contractors, who do not take energy design issues seriously, could find themselves with less work in the next few years. The next ASHRAE design guides will feature data on 50% energy reductions and three years later the revised guides will deal with a 77% reduction in energy usage, he said.

According to McCarry, Canada is behind the United States where about 40 states and many cities have adopted energy codes that meet ASHRAE 90.1 standards. New York City has set the highest building energy efficiency standards in North America. Its ambitious PLANyC 2030 program incorporates a number of green initiatives, including a mandatory energy renovation requirement within 10 years for all buildings more than 50,000 square feet.

By Don Proctor

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MEMORANDUM OF UNDERSTANDING Between

CANADIAN INSTITUTE OF QUANTITY SURVEYORS
And
VANCOUVER REGIONAL CONSTRUCTION ASSOCIATION
And
QUANTITY SURVEYORS OF BRITISH COLUMBIA
And
SCHOOL OF CONSTRUCTION AND THE ENVIRONMENT
AT BRITISH COLUMBIA INSTITUTE OF TECHNOLOGY

Whereas Canadian Institute of Quantity Surveyors (hereafter referred to as CIQS), Vancouver Regional Construction Association (hereafter referred to as VRCA) and Quantity Surveyors of British Columbia (hereafter referred to as QSBC) and School of Construction and the Environment at British Columbia Institute of Technology (hereafter referred to as BCIT) have expressed their interest in working together towards a long term relationship to pursue collaborative initiatives in education and research that supports the quantity surveying and construction estimating professions within British Columbia.

IN WITNESS WHEREOF, the parties hereto have caused this Memorandum of Understanding to be executed as of the date of signing.

Orest Stachniak, President
Canadian Institute of Quantity Surveyors
90 Nolan Court, Unit 19
Markham, ON L3R 4L9
Date: March 6, 2009

Keith Sashaw, President
Vancouver Regional Construction Association
3636 East 4th Avenue
Vancouver, BC V5M 1M3
Date: March 6, 2009

Mike Garrett, President
Quantity Surveyors of British Columbia
102-211 Columbia Street
Vancouver, BC V6A 2R5
Date: March 6, 2009

John English, Dean
School of Construction and the Environment
British Columbia Institute of Technology
3700 Willingdon Avenue
Burnaby, BC V5G 3H2
Date: March 6, 2009
When you are considering goals for yourself, do not forget to examine your work life. What changes could you make to become a more productive and pleasant colleague?

Experts offer this list of common bad habits at work - and how to break them:

1. **Planning poorly.** Do you spend your first hour at work wondering what you should work on today? “So many people, when they leave their office at 4 to 6 p.m., really have no clue what they are going to do first thing the following morning,” said Glenn Davis, president of the Next Step Group, which recruits sales and sales management professionals for software and other companies. It is more efficient to plan your next day before you leave work.

2. **Spending the day in ‘email reaction mode.’** Answering every email message as it comes in may make you seem responsive, but it is not productive. “You feel like you are being a hero because you are dealing with all your email,” said Valerie Frederickson, CEO & founder of Valerie Frederickson & Co., an HR executive search and consulting firm. “But it has nothing to do with achieving your goals.”

3. **Abusing work-from-home privileges.** Yes, you save time when you work from home by not commuting. But too many people are easily sidetracked by the laundry, their kids, a quick errand, etc. “People like to say ‘I get so much more done’ working from home,” Davis says. “And some do -- but not everyone. If you work from home, make sure you are putting in a full day’s work -- and that you are accessible to your colleagues during the workday.”

4. **Putting personal life before work.** Everyone has emergencies from time to time. But it is annoying to have to repeatedly fill in for the colleague who is late every morning because he is checking on his home remodeling project, or who misses an entire afternoon because she scheduled a routine dentist appointment for 1:30 p.m.

5. **Being late for meetings.** People who show up five or 10 minutes late for a meeting cause a ‘domino effect,’ says Davis. Meetings later that day may be thrown off schedule because the earlier ones ran late. And people who show up on time feel their time is being wasted.

6. **Not taking care of health and hygiene.** Leslie G. Griffen, an HR consultant and career coach, is sometimes hired by companies to approach an employee who does not bathe and ask them to improve their hygiene. “The problem is twofold,” said Griffen, principal of The Griffen Group. A sloppy appearance will cause a poor first impression. Also, “if your hygiene is bad, your health is probably bad,” Griffen said. An added benefit of eating well and exercising: you will have more energy.

7. **Using inappropriate humour.** Your coworkers may not appreciate your sense of humour. “Skip the off-color or ‘racially targeted’ jokes,” Griffen says. Be careful about sensitive subjects such as politics and religion.

8. **Not caring about your work.** People like coworkers who are enthusiastic about what they do. Show that you take pride in your job by presenting yourself well, communicating clearly and doing your best work.

---

**By:** Margaret Steen, Yahoo Hotjobs writer
New Members

A

Suzanna Afonso, Mississauga, ON
Tamunoteim Ajibola, Altus Group, Toronto, ON
Daniel Alexander, Altus Group, Montreal, QC
Timothy Alloqui, A. W. Hooker, Oakville, ON
Jonikku Hewa Tharindu Amarasiri, Ragama, Sri Lanka
Kadawathghe Amarasooriya, Regalle, Sri Lanka

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Gopal Bag, AHK Construction Ltd., Mississauga, ON
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Merlyn Huguet, Blauros On Homes Inc., Abbotsford, BC

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Monica Wolanski, Toronto, ON

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Wai Yang, Vancouver, BC
Robert Young, London, ON

Z

Mingbing Zhao, Richmond, BC
Adam Zych, Toronto, ON
Alan Wright, PQS, is working on the Village of Hope in Chongwe, Zambia. Below is an update for our members from Al.

We have some good news to share and that is that we have found a house to rent, but we will need to purchase furniture. The house is small, with three bedrooms, one which we will use as an office. It is nothing fancy but has been well maintained and will be comfortable. We feel it will certainly meet our needs. It is in a safe area and the location is convenient for travel back and forth to the site. There is also a beautiful garden with many tropical trees and vegetation and colourful bushes growing over the wall in the yard and to our delight, a very good size vegetable garden. As well, there is a small pool that is just a little bigger than a hot tub but large enough to take a dip in to cool off after a long, hot day at the site. We are very thankful that we have found this house with a rental price which is within our budget. Many of the homes for rent here in our budget range (or even higher) are big time fixer-uppers but this one is in ‘move-in’ condition. The house was rented to another missionary couple who moved their ministry to another location.

As far as the project is concerned; up until the last week, the site was only brush and weeds but a team of local neighbours in Chongwe have been very supportive and have volunteered to clear the land. There has been a great response with up to 30 volunteers on any given day, with the majority being women in their bare feet hacking away at the brush and weeds which are then piled up for burning. We are hopeful that the property will be completely cleared by the end of next week. I have been in contact with companies with bulldozing equipment to level the land as well as finding a well driller at a competitive price. It has been a long slow start to the project but we are encouraged that things are beginning to happen. We have had to direct the deed registration through the legal process and have also spent time building relationships with the local town departments, Social Welfare, Planning department, Education Ministry, local Chief and local District Commissioner. We found a local Architect (Zambian) who attended university in Winnipeg and practiced in Vancouver. He now has a practice in Lusaka with a staff of four people.

Several weeks ago, we had the opportunity to meet with the local Chief (a lady who is called Her Royal Highness) to present the project for a Village of Hope. Although she was very supportive of our plans to build the Village of Hope to house orphans and to provide schools etc., she expressed her concern that she felt the property which we had was not large enough so there is a possibility of an opportunity to acquire additional land. As a result of our meeting with the Chief, we were advised to also meet with the ‘stake holders’ in the community (e.g. Department of Education, Department Of Social Services and Welfare, the local Planning Department, a representative from the Chief’s office). We will, however, commence with building on the present site but the meeting with the stake holders could result in ‘revising’ the overall plan. Our desire, and that of Director of the Village of Hope, is to provide ‘HOPE’ for children in Zambia and we will work with the Chief and the community to find what is needed most urgently at this time. We will continue to pursue with the Chief the possibility for additional land. It certainly has been a challenge to deal with the ‘red tape’ and learn the process/procedures of doing business in Zambia and we definitely do not move as quickly as we are accustomed to.

Thanks to everyone for your financial support. We will endeavour to keep you informed of the progress of the Village of Hope, as well as any ‘adventures’ we might have along the way.
The vibrant construction industry in Vancouver, British Columbia is gearing up for the 2010 Winter Olympics, but these multimillion-dollar projects are only the tip of the iceberg when it comes to the city’s building activity. According to Vancouver Regional Construction Association (VRCA) President Keith Sashaw, the city boasted a healthy construction portfolio of more than $163 billion of projects in some phase of development in 2008 alone.

Although the Olympic Games are contributing to much of this activity, these projects account for only $600 million of the city’s portfolio, Sashaw explains. “The construction activity related to the Olympics is only a small part of what is being built in the province,” he says.

In fact, unlike Vancouver’s neighbors to the south, the residential market has been booming since 2002. “We are seeing a moderation in the residential segment and a possible decline in housing starts but it is still a very buoyant market,” Sashaw explains.

He notes the U.S. housing market downturn has hit Vancouver’s forestry industry heavily. However, with an upswing in oil and gas exploration and mining projects, general economic activity throughout the province is strong. Infrastructure projects are on the rise, as well, and the province recently announced a program to allocate $3 billion toward roads and bridges. In addition, the city is building a $1 billion rapid-transit line that will provide a link from the airport to the city. “There is also $2 billion worth of road work between Vancouver and Whistler, British Columbia, which is the location for much of the 2010 Olympics,” Sashaw adds.
Work Force Challenges

Vancouver’s booming market means skilled local labour is in short supply. Although Sashaw notes a substantial increase in construction employment from 60,000 to 100,000 workers throughout the lower mainland in British Columbia, this growth may not match the demand for labour. According to Sashaw, studies indicate British Columbia construction projects will require another 40,000 employees to keep up with the growing inventory of projects in development. “It is a challenge to not only keep up with the anticipated level of construction we are going to have, but we are also dealing with a number of people retiring from the industry,” he explains.

To approach these issues, the VRCA is actively promoting the industry. Just two years ago, Sashaw traveled to England and Germany to try to attract foreign trade workers. “We are also active in promoting legislative changes, and we are active in schools throughout the area, to introduce the industry to young people,” Sashaw explains. “It is important to encourage young people to look at construction as a possible career.”

In addition, the VRCA is working with the Aboriginal community and other groups that are underrepresented in the industry today. The association has developed training programs to help these groups transition into the industry.

The Gold Standard

Sustainable building practices are growing in importance throughout Vancouver and the province recently required that all new-construction government buildings are to be built to LEED standards. “There is a much greater awareness in sustainable building practices today, more than ever before,” Sashaw asserts. “There is a high demand for LEED-type certifications in construction.”

Sashaw adds that many projects that are built specifically for the 2010 Olympics are expected to attain LEED certification. In fact, the Olympic Village is anticipated to attain LEED gold certification and will include many leading-edge building practices. “There are currently 14 cranes working on this project alone,” he declares. “There is a lot of innovative building going on in the area. One of the buildings in the village will have zero carbon impact.”

The VRCA is also hard at work promoting the benefits of sustainable building practices. The association is working closely with Lighthouse Sustainable Building Centre to develop training programs for contractors interested in learning more about LEED and other green building practices. “We are actively involved with training in not only sustainable building practices, but also safety training and general business issues,” Sashaw says.

Training for the Future

In fact, the association offers job site safety training programs. These were developed in conjunction with the Construction Training Association of British Columbia.

Many of VRCA’s 730 members participate in its training and networking programs. “We have had very good pickup from our membership, which we are proud of,” Sashaw explains. “We are one of the largest construction associations in Canada, with 730 members across all sectors of construction.”

The association was founded 78 years ago and has been helping its members identify construction opportunities ever since.

“We do a lot of advocacy on behalf of the industry with government agencies and others, in terms of commenting on regulations and legislation that might impact the industry,” Sashaw explains. “We promote the interests of our members and encourage the use of the networking opportunities that we offer throughout the year.”
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