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Chair’s Message

Chair’s Message

CIQS has come a long way

In my inaugural address as the Chair of CIQS, I would like to share with you my excitement and enthusiasm for our profession. The future awaits! There has never been a better time to be practicing Quantity Surveying in Canada, as construction activity remains strong, and the demand for cost consulting services demonstrates the necessity for the profession and a strong organizing body, such as the CIQS.

As a young construction graduate, I first discovered the merits and benefits of Quantity Surveying back in 1998 when I was building my first high-rise tower in Calgary. I observed the Quantity Surveyor working on the project and knew that this was the job for me. Looking back from 2014, I would never expect that my passion and love for this career path could have taken me to where it has today. I think it is excellent that there is a group such as ours which is organized, poised and ready to usher the next generation of construction cost professionals into the future. For not only does the CIQS offer a coveted professional direction for our kind, but recognition as well in the form of the PQS (Professional Quantity Surveyor) and CEC (Construction Estimator Certified) designations.

We as an organization have travelled a far distance in a short period of time. Even in the time since I had joined the CIQS National Board, I have witnessed amazing progress and positive changes taking place. For example, we now have a defined brand standard and look to complement our name brand which has also been standardized across this great nation. These past efforts will serve us well, as we look forward to further improve on the initiatives taken thus far. Moving ahead, I plan to oversee special emphasis on education, marketing and governance. During my tenure, it is my intention to update our National Standards and Affiliate Agreements so that the needs of all regions across Canada are well served by our organization.

I believe that all designation holders have a voice in the process and hope to incorporate their ideals within our current governance structure. Through communications and transparency, we can deliver CIQS to the forefront; much aligned with the standards each and every one of us currently exudes.

Working with the Boards at both of the National (CIQS National) and affiliate levels (CIQS – Prairies & NWT), I know well of the dedicated type of individual who works in Quantity Surveying. I can see that we are all cut from the same cloth as we strive to instill control, consistency and care with all that we do; both professionally and within our own governance. As your new Chair, I wish to relate my commitment to you as members, to continue on the path chosen and to continue forward with these same sentiments. Our recognition as professionals is paramount for each of us and my resolve to maintain a strong unified body to govern our Institute is priority number one.

In closing, I would like to acknowledge with great thanks all of the members of the CIQS for their confidence in me with my new appointment. Similarly, I wish to commend each and every director from each of the affiliate boards for their tireless efforts to date. From my perspective, it is this hard work that matters most.

From my perspective, it is this hard work that matters most.

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MKA CANADA, INC.
SEEKING FULL TIME CONSTRUCTION ESTIMATOR FOR CALGARY OFFICE

A minimum of 3+ years of experience in construction estimating/quantity surveying related to industrial or institutional remediation following accident or disaster, and demonstrated experience managing project costs; Completion of University (Quantity Surveying or related field); English speaking and writing is critical to the position.

Annual Salary range: $74,000-$80,000; Excellent Benefits including participation in Company RRSP

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By fax: 403-532-8960
L’ICÉC a parcouru un long chemin

Dans ce message inaugural comme Président de l’ICÉC, j’aimerais partager avec vous mon excitation et mon enthousiasme pour notre profession. Le futur nous attend. Il n’y a jamais eu de moment plus propice à la pratique de l’Économie de la Construction au Canada, vu que les activités de construction demeurent fortes et que la demande pour les services de consultants en coûts démontre la nécessité de la profession et d’un solide organisme professionnel tel que l’ICÉC.

Jeune diplômé en 1998 j’ai découvert les mérites et bénéfices de l’Économie de la Construction, alors que j’œuvrais à la construction de mon premier gratte-ciel à Calgary. J’observais l’économiste en construction qui travaillait sur le projet et je compris que c’était la profession qui me convenait. Rétrospectivement de 2014, je ne m’attendais pas à ce que ma passion et mon amour pour cette avenue de carrière m’aient amené au point où j’en suis aujourd’hui. Je pense que c’est excellent qu’un groupe comme le nôtre qui est bien organisée, équilibrée et prêt à faire avancer la prochaine génération de professionnels de l’Économie de la construction vers le futur. Car non seulement l’ICÉC offre une direction professionnelle convoitée pour notre espèce, mais la reconnaissance également, aux titres de «ÉCA (Économiste en Construction Agréé)» et «ECC (Estimateur en Construction Certifié)».

Comme organisation, nous avons parcouru un long chemin sur une courte période de temps. Même à l’époque à laquelle j’ai joint le Conseil de l’ICÉC, j’ai observé qu’un progrès incroyable et des changements positifs se réalisaient. Par exemple, nous avons maintenant un standard de marque défini et visons à compléter le nom de marque qui a aussi été standardisée à travers cette grande nation. Ces efforts passés nous serviront bien alors que nous envisageons d’améliorer davantage les initiatives qui nous ont mené si loin. Allant de l’avant, je projette de porter une emphase spéciale sur l’éducation, le marketing et la gouvernance. Durant mon mandat, c’est mon intention de mettre à jour nos Standards nationaux et les Ententes d’Affiliés, de manière à ce que les besoins de toutes les régions du Canada soient bien comblés par notre organisation. Je crois que tous les détenteurs d’un titre doivent être entendus dans ce processus et j’espère incorporer leurs idées dans notre structure de gouvernance actuelle. Par les communications et la transparence, nous pouvons amener l’ICÉC en première ligne, très en phase avec les standards qui inspirent actuellement chacun d’entre nous.

Travaillant sur les Conseils tant au niveau national (CIQS/ICÉC) qu’au niveau affilié (CIQS – Prairies & NWT), je connais bien le type d’individu qui travaille en Économie de la construction. Je suis à même de voir que nous sommes tous taillés dans le même tissu, que nous nous évertuons à inculquer le contrôle, la consistance et l’attention en tout ce que nous accomplissons, tant sur le plan professionnel qu’à notre propre gouvernance. Étant votre nouveau président, je souhaite vous affirmer mon engagement à vous les membres, de continuer sur la voie que nous avons choisie et de continuer d’aller de l’avant avec ces mêmes sentiments. Notre reconnaissance comme professionnels est primordiale à chacun d’entre nous et j’ai la résolution de maintenir un groupe fort et uni pour gouverner notre Institut est ma première priorité.

En terminant, j’aimerais témoigner ma gratitude à tous les membres de l’ICÉC d’avoir mis leur confiance en moi par ma nouvelle nomination. De la même façon, je souhaite faire l’éloge de chacun et tous les nouveaux directeurs de chaque conseil d’affiliés pour leurs infatigables efforts à ce jour. Selon moi, c’est ce travail acharné qui est le plus important.

J’aimerais aussi remercier Mark Gardin, le président sortant, pour sa contribution à ce jour et son leadership. Ses contributions ont été remarquées. Je suis impatient de travailler avec lui et avec l’actuel Conseil de l’ICÉC à faire que l’Institut devienne un standard amélioré pour tous.
Welcome and farewell

At the 2014 CIQS Annual General Meeting in September, the new CIQS Board of Directors took their seats at the table. Sometimes there is quite a turn-over of representatives from the affiliates to the Board, however, this year, changes were minimal.

Farewell to ….
Mark Russell, PQS(F) who finished up his term as CIQS Past Chair after five years on the Board. As Past Chair, Mark represented the CIQS Members at Large on the Board. He also served as Secretary/Treasurer for the three terms and worked on a number of committees during his tenure – International Relations, Government Initiatives, CPD, Publications, AGM and Staffing Committees. Working tirelessly for the Institute and his affiliate, CIQS – BC, earned him his Fellowship designation in 2011 and the prestigious CIQS Award of Merit in 2013. Mark’s contribution was invaluable and he will be sorely missed by the group. I suspect this will not be the last we see of Mr. Russell as he has now stepped up to serve on the PAGS 2017 Organizing Committee as Treasurer and I am confident we will continue to see him at our national congresses.

In 2007, I welcomed Joshua Mutize, PQS, as our new Editor of the Construction Economist. In Joshua’s first message as Editor, he stated that “his focus will be on articles and news that will inspire the advancement of our members and the profession. This will be through more diversity in articles, industry news, training, continuing education, marketing and communication.” I think you will agree that Joshua has certainly achieved this goal taking the Construction Economist to a new level. Joshua graciously agreed to stay on to put together this issue of our journal and as we seek a new Editor, we are reminded of the difficult shoes the new Editor will have to fill.

On behalf of the Board and all Designation Holders of the CIQS, I extend our sincere thanks to Mark and Joshua for serving and a job well done. And welcome to Patrick Cantin.

The CIQS Board welcomed a new representative from CIQS – Ontario - Mr. Patrick Cantin, PQS. Patrick has served on the CIQS – Ontario Board for many years and has a good understanding of all the issues at hand. Pat has kept the Northern Chapter alive for CIQS – Ontario and spends time at the local colleges and high schools in his Chapter promoting quantity surveying and the Institute.

“Mark’s contribution was invaluable and he will be sorely missed by the group.”

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SCHEDULE OF ABSTRACT AND PAPER SUBMISSIONS:

Wednesday, October 1, 2014: Call for Abstract
Saturday, November 15, 2014: Submission of Abstract Closes
Wednesday, December 10, 2014: Acceptance of Abstract
Friday, January 31, 2015: Full Papers Submission

*Abstract and Paper must be submitted through the online system.

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Editor’s Message

Thank you and farewell

This is my last Construction Economist issue and I am very tempted to write you a long message. There are people I want to thank in this, my last column as editor; a role it has been my privilege to have held. It was an extraordinary privilege to be on the Board with really, really good people. Some had/have a presence in the Construction Economist while others toil away behind the scenes working on other board committees and often work late into the night with board meeting travels to boot.

So without further ado - thank you to Lois Metcalfe and the CIQS Board for giving me this extraordinary opportunity; to our publishers Craig Kelman & Associates for supporting me within Construction Economist; to David Lai, Ian Duncan, Mark Russell, Mark Gardin, Patrick Cantin, Craig Bye, Dave Burns, David Dooks, Jacques, Matt Weber, Michael Bernier, Roy Lewis and others on various affiliates boards, who supported the magazine so often, and to the much-missed past CIQS Board members Walter Strachan, Orest Stachniak, Roger Ward, Michael Garrett, Herve Couture, Randy Mosher, Chris Court and Jean Paradis. And thank you Andre Bernard for helping with French translation, you have put up with tight schedules along with various workloads of other translations. Thanks, in particular, to the inimitable Chris Kelman and his multi-talented team who have played such a massive part in taking the Construction Economist from high to super-high.

I am probably missing some names to thank, not that I want it to be a long thank you like I am at the MTV Awards or the Hollywood Oscars.

My heartfelt thank you goes out to all Construction Economist readers, particularly those who have participated through Editor’s letters, articles and comments. We have received and printed quite a few letters to date from several of our more active readers; some of those views have helped us continue to improve the contents, number of pages and the overall appearance of each issue. In many cases, we have received more than enough articles for one issue that we were able to stow some away for future issues.

And that is all folks. I am off now but will continue to cheer you from the sideline. I hope to be back on with article contributions in the future as well as a member of the general readership community.

I really love working at Target Corporation, a great company that promotes individuals to work in various educational and community roles, and also giving me this opportunity to work with you all in our common goal: supporting the initiatives of the Board of the Canadian Institute of Quantity Surveyors, educating the world on this profession that we love dearly - Professional Quantity Surveyor. Thank you Target! Thank you to all you great people at Target that I work with!

Many of you already know a little of my personal history but many of you do not know that when I immigrated to the USA almost 20 years ago, I arrived with less than $500 in my pocket and some old debts. The only thing that kept me from living on the street is the Quantity Surveying education I had. Our Quantity Surveying profession is truly one of the world’s most well-kept secrets, a profession that is strong in education and is easily transferrable or adaptable to any country anywhere in the world. Your language accent is not an impediment! You are trained to bring the whole project process

Our Quantity Surveying profession is truly one of the world’s most well-kept secrets, a profession that is strong in education and is easily transferrable or adaptable to any country anywhere in the world. ”
Editor’s Message

Joshua Mutize, PQS

together – you wear many hats – Accountant, Estimator, construction law and forensics, project financing and monitoring, project management, project delivery methods, banking, real estate dealings, building surveying… oh, come on… I am just naming a few of the hats here. On a serious note, I do not know any professional education that an individual can adapt to any country or work anywhere in the world. I am really proud to say that my Quantity Surveying education has helped me grow from the $500 and debts that I immigrated to America with to bringing me absolute happiness, my family and my teammates.

I know I opened this message by saying I am tempted to write a long message… probably not, but I cannot put my pen down without saying a special thanks to my dearest friends - David Lai, Ian Duncan, Walter Strachan and Lois Metcalfe. For some of you, I have had a chance to meet your family and you all have met my lovely wife, Millie. Thank you for truly supporting me from the beginning to the end. I cannot wait to see you all at the next Canadian Institute of Quantity Surveyors meeting!

Now I really put my pen down, so for all you Professional Quantity Surveyors, Students and Quantity Surveyor Consultants, keep marching forward, you are on an exciting and rewarding journey in your career and life. Do not let that slip away from you.

I wish all the best to the new Editor! Now, I am asking you all to rally behind the new Editor and support him/her and show the love, support and articles as you have done to me. Thank you.

---

Beacon Construction Consultants Inc.

Position - Senior Quantity Surveyor

Location – Victoria, Vancouver Island, BC

Requirements

1. PQS designation with at least 10 years experience
2. Excellent interpersonal and communication skills
3. Ability to work within a team and independently
4. Good presentation skills
5. Computing skills including experience in on screen take off systems

Responsibilities

a. Preparation of construction related cost plans and estimates
b. Project monitoring
c. Project management
d. Property condition assessments and reserve fund studies
e. Interphase with clients

Rewards

1. Salary and benefits commensurate with expertise
2. Relocation assistance will be provided
3. Short term partnership opportunity

Applications will be strictly confidential

Resumes can be emailed to tom@beaconconsultants.ca
Hello Joshua,

I just want to promote the University of Bath a little bit by announcing my recent graduation from their M.Sc in International Construction Management program. I attended the award ceremony in Bath on July 1, 2014. I have attached a photo. There were 36 graduates this year and 15 of them attended the ceremony. The students received their Masters’ degrees from HRH The Earl of Wessex Prince Edward, who is the Chancellor of the university. Students came from as far a field as Singapore, Abu Dhabi, Canada and Zambia to graduate from the historic Bath Abbey. Ikenna Ikeagwuan, also from Ottawa, who is also a CIQS member was amongst the 36 graduates. Unfortunately he could not make it to the ceremony.

This program is an RICS accredited program as well. U of B used to advertise in the Construction Economist and that was where I obtained the information and made the enquiry. Anyway, I just want to share this with the readers if I may.

Thanks very much.

Francis Lo, MSc, MRICS, PQS, PMP, LEED Green Assoc.
Editor, *Construction Economist* (volunteer position)

CIQS is the premier professional association that sets the highest standard for construction and infrastructure economics in Canada. Designated Professional Quantity Surveyors (PQS) and Construction Estimator Certified (CEC) professionals counsel building owners, developers, designers and contractors at every stage of the design, procurement and construction process to help ensure a return on investment is delivered.

CIQS represents nearly 2,000 members from across Canada and abroad.

We are currently seeking to fill a volunteer position as Editor of our quarterly journal, the *Construction Economist*.

**Key duties and responsibilities:**

**Duties and responsibilities**

- Research published articles for reprint
- Obtain permission for reprints
- Solicit original articles
- Proof read articles
- Offer suggested changes/editing/corrections
- Check articles for factual accuracy
- Ensure feature articles also include potential advertisers
- Write quarterly Editor’s column for magazine
- Attend CIQS Congress to report and take photographs
- Prepare report for CIQS Board
- Proof read draft of publication
- Review circulation of advertising copies
- Review contract with publisher and make recommendation to the Board

**Assets**

- PQS designation
- Be an outstanding writer and possess strong communication skills
- Must think like a journalist and love finding creative ways to secure meaningful coverage that is interesting, inspiring and informative
- Must be detail oriented as well as deadline focused
- Capable of building strong working relationships with the construction industry
- Must be able to work effectively in a team environment
- Bi-lingual in both oral and written in French and English is an asset

**Estimated commitment**

- This is a volunteer position. It is not necessary to be located at the CIQS Head Office in Markham, Ontario
- The *Construction Economist* is published quarterly

**Submission requirements**

CIQS is accepting expressions of interest from individuals interested in this position.

Individual candidates responding to the advertisement are requested to provide the following:

- Resume outlining related experience and qualifications
- Cover letter

Submissions are to be received by CIQS no later than 5:00pm EST, November 10, 2014 and delivered to:

*info@ciqs.org*

**Attention:**

Lois Metcalfe, Executive Director

Questions may be directed to CIQS, Lois Metcalfe, Executive Director at 1-866-345-1168 or in writing to *info@ciqs.org*.

Only candidates interviewed will be contacted.

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The CIQS Board of Directors met on Friday, September 12, 2014 to Sunday, September 14, 2014 at the CIQS Head Office in Markham, ON. It was indeed a very busy three days for the Board.

On Friday, September 12, the Board met to deal with some governance matters and listened to a presentation by Parcel Design to update us on our marketing initiatives as well as a second presentation by LMS Prolink, our insurance broker on Director’s and Officers insurance.

Early Saturday morning, the 55th CIQS Annual General Meeting took place. This was the first AGM under our new By-laws and Canada Not-for-Profit Corporations Act. The attendees at the AGM were the CIQS Directors rather than the Designation Holders.

The affiliates officially nominated the following Designation Holders to represent their affiliate:

- **CIQS – Newfoundland and Labrador**: Roy Lewis
- **CIQS – Maritimes**: David Dooks
- **CIQS – Ontario**: Patrick Cantin
- **CIQS – Prairies and NWT**: Michael Bernier
- **CIQS – British Columbia**: Matt Weber
- **CIQS – Quebec**: Jacques Amelin

The current chair, Mark Gardin, nominated Dave Burns to serve as the new Chair for 2014/15.

In addition to official business to formulate the AGM, financial statements prepared by the accounting firm, Coats, O’Neill, Mannerow, were presented then accepted. Coats, O’Neill, Mannerow were also reappointed as our accountants for 2014/15.

Incoming Chair, Dave Burns presented Mark Gardin with a plaque of appreciation for serving as CIQS President.

Directly following the AGM, the new Board convened. Craig Bye was elected as our new Vice-Chair. Matt Weber, CIQS – BC representative, was elected as our Secretary/Treasurer and Michael Bernier, CIQS – Prairies and NWT representative, was elected as our Registrar. The Chair welcomed a new face to the Board – Patrick Cantin, CIQS – Ontario representative. We also said goodbye to Mark Russell who has been on the Board for the last five years. David Lai will continue as CIQS Education Administrator for the time being until a new Education Administrator is elected. Lois Metcalfe was re-appointed as Executive Director. It was with regret the Board accepted the resignation of our Editor of the Construction Economist, Joshua Mutize. Joshua was commended for a sterling job as Editor for the last eight years.

The 2013/14 committee members presented wrap up reports for the year and new committees were formulated for 2014/15.

The Board decided to have the 2015 Congress in the Bahamas to support local Designation Holders with their efforts in the Bahamas. More details to be announced soon.
It has been relatively quiet on the education front due primarily to the summer break. Now that summer is over, many members are preparing for the upcoming CIQS November examinations. Registration for the November examinations is already closed so for those members who are thinking of taking the examinations, the important dates to note are:

**May Examination Session**
- Cost per examination before December 31 – $85
- Cost per examination after December 31 – $115
- Registration closing date – March 1

**November Examination Session**
- Cost per examination before June 30 – $85
- Cost per examination after June 30 – $115
- Registration closing date – September 1

The examination results for the May 2014 examination session is 87% pass, 13% fail with four cancellations.

There are 33 members registered for the November 2014 examination session. These members registered for 68 examinations in 16 Architectural, one Mechanical and three Electrical subjects. Best of luck to these members.

The development of the Civil Engineering syllabus with Seneca College is on-going and we are hoping that this will be completed by December.

From the Registrar’s report submitted at the CIQS AGM in September, it appears that the growth of our certified membership since 2009 is very low while the growth of our Associate level membership is at an acceptable level. This is indicating that the movement of our Associate members to the certified membership categories (CEC/ECC & PQS/ECA) is very slow. Over the last few years the CIQS has made several changes to the TPE as well as created new pathways for Associate members to achieve their certified membership. I am urging all Associates members make this transition. Please contact your Affiliate, the CIQS head office or myself (education@ciqs.org) if you have any questions or need more information on gaining your certification.

Here are our membership statistics since 2009, excluding retired members from these counts:

- The combined practicing certified membership (CEC/ECC & PQS/ECA) has an average growth rate of 3% since 2009 with an average yearly growth rate of 1%;
- The practicing PQS/ECA membership has an average growth rate of 7% since 2009 with an average yearly growth rate of 2%;
- The practicing CEC/ECC membership has a negative average growth rate of 4% since 2009 with a negative annual growth rate of 3%;
- The Associate membership has a positive average growth rate of 8% since 2009 with an annual growth rate of 6%;
- For 2013, the PQS/ECA growth rate was zero, CEC/ECC had a negative growth rate of 9%; and the Associate had a 19% positive growth rate.

**Over the last few years the CIQS has made several changes to the TPE as well as created new pathways for Associate members to achieve their certified membership.**

---

**MARK YOUR CALENDAR**

2015 CIQS Congress
Melia Nassau Resort, Bahamas
July 2015

Details available on our website soon!
Building Permits Analysis – July 2014

Canadian municipalities issued building permits worth $9.2 billion dollars in July, up 11.8% from June and the fourth consecutive monthly advance. The increase in July was mainly attributable to higher construction intentions for multi-family dwellings in Ontario and British Columbia as well as institutional buildings in Manitoba.

The value of residential building permits increased for the fifth consecutive month, up 18.0% to $5.0 billion in July. Gains were posted in seven provinces, led by Ontario and British Columbia, with Alberta a distant third. The largest decline occurred in Nova Scotia.

In the non-residential sector, the value of permits rose 5.2% to a record high $4.2 billion. This represented a fourth consecutive monthly increase.

### Value of building permits by type

<table>
<thead>
<tr>
<th></th>
<th>2009</th>
<th>2010</th>
<th>2011</th>
<th>2012</th>
<th>2013</th>
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</thead>
<tbody>
<tr>
<td>Canada</td>
<td>61,049.4</td>
<td>72,445.5</td>
<td>73,965.7</td>
<td>80,850.7</td>
<td>80,840.9</td>
</tr>
<tr>
<td>Residential</td>
<td>34,708.1</td>
<td>43,471.3</td>
<td>44,479.0</td>
<td>48,408.4</td>
<td>48,409.5</td>
</tr>
<tr>
<td>Non-residential</td>
<td>26,341.3</td>
<td>28,974.2</td>
<td>29,486.6</td>
<td>32,442.3</td>
<td>32,431.4</td>
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<tr>
<td>Industrial</td>
<td>3,870.8</td>
<td>5,131.0</td>
<td>5,206.2</td>
<td>6,460.4</td>
<td>5,657.1</td>
</tr>
<tr>
<td>Commercial</td>
<td>13,845.2</td>
<td>15,359.4</td>
<td>16,274.3</td>
<td>17,941.6</td>
<td>18,929.5</td>
</tr>
<tr>
<td>Institutional and governmental</td>
<td>8,625.3</td>
<td>8,483.8</td>
<td>8,006.1</td>
<td>8,040.3</td>
<td>7,844.9</td>
</tr>
</tbody>
</table>

### Value of building permits, by province and territory (All permits)

<table>
<thead>
<tr>
<th></th>
<th>2009</th>
<th>2010</th>
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<th>2012</th>
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<td>73,965.7</td>
<td>80,850.7</td>
<td>80,840.9</td>
</tr>
<tr>
<td>Newfoundland and Labrador</td>
<td>766.4</td>
<td>1,205.2</td>
<td>1,057.3</td>
<td>1,184.6</td>
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<td>259.9</td>
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<td>Nova Scotia</td>
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<td>1,464.6</td>
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<td>1,148.2</td>
<td>1,133.3</td>
<td>965.9</td>
<td>968.5</td>
<td>1,004.9</td>
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<td>Quebec</td>
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<td>14,842.3</td>
<td>15,489.6</td>
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<td>15,203.6</td>
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<td>Ontario</td>
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<td>28,138.6</td>
<td>28,024.4</td>
<td>29,547.5</td>
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<td>1,757.4</td>
<td>1,842.1</td>
<td>2,485.7</td>
<td>2,608.2</td>
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<tr>
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<td>2,077.0</td>
<td>2,613.9</td>
<td>3,114.1</td>
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<tr>
<td>Alberta</td>
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<td>12,768.1</td>
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<tr>
<td>British Columbia</td>
<td>7,629.9</td>
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<td>Yukon</td>
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<td>140.9</td>
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<td>66.2</td>
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<tr>
<td>Northwest Territories</td>
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<td>21.1</td>
<td>44.2</td>
<td>119.7</td>
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<tr>
<td>Nunavut</td>
<td>97.2</td>
<td>44.4</td>
<td>85.6</td>
<td>94.0</td>
<td>152.6</td>
</tr>
</tbody>
</table>

Gains were recorded in six provinces, with Manitoba accounting for most of the increase. In contrast, the largest decline occurred in Alberta, followed by Quebec. Both provinces posted large gains the previous month.

**Residential sector: Significant increase in construction intentions for multi-family dwellings**

The value of building permits for multi-family dwellings rose 43.4% to $2.5 billion in July, after a 4.5% decrease the previous month. This gain was primarily the result of higher construction intentions for apartment and apartment-condominium projects in Ontario, British Columbia and, to a lesser extent, Alberta.

Canadian municipalities issued permits for single-family dwellings worth $2.4 billion in July, a slight decrease of 0.5%, after three consecutive monthly increases. The value of single-family dwelling permits declined in five provinces, with the largest decrease occurring in Ontario. Alberta saw the largest increase, followed by Saskatchewan and Nova Scotia.

At the national level, municipalities approved permits for the construction of 20,511 new dwellings, up 21.4% from June. This increase was attributable to multi-family dwellings, which rose 35.2% to 14,050 units. In contrast, the number of single-family dwellings edged down 0.6% to 6,461 units.

**Non-residential sector: Large increase in construction intentions for institutional buildings**

The value of permits for institutional buildings rose 28.4% to $1.8 billion in July, following a large increase the previous month. This gain was primarily the result of...
of higher construction intentions for medical facilities in Quebec and Manitoba, as well as educational institutions in Alberta.

In the commercial component, the value of building permits rose 2.6% to $1.8 billion in July, following a 2.3% decrease in June. Gains were reported in five provinces, led by Ontario and Quebec. Higher construction intentions for warehouses and, to a lesser degree, retail and wholesale outlets were mainly responsible for the increase at the national level.

Construction intentions for industrial buildings fell 32.6% to $511 million in July, ending a string of three consecutive monthly gains. Lower construction intentions for communication buildings in Quebec and utility buildings in Ontario and Alberta accounted for most of the decline.

Provinces: Significant gains in Ontario, British Columbia and Manitoba

The value of permits increased in five provinces, with the largest gain in Ontario, followed by British Columbia and Manitoba. Most of the gain in Ontario and British Columbia was attributable to multi-family dwellings, while the increase in Manitoba came from the institutional component and, to a lesser extent, the commercial component.

Quebec posted the largest decline, followed by Newfoundland and Labrador and Nova Scotia. The decrease in Quebec was mainly because of a 65.3% decline in construction intentions for industrial buildings. Newfoundland and Labrador’s decrease was attributable to lower construction intentions for commercial buildings, while in Nova Scotia, lower construction intentions for multi-family dwellings were responsible for the decrease.

Higher construction intentions in most census metropolitan areas

In July, the value of building permits was up in 21 of the 34 census metropolitan areas, led by Toronto, Vancouver and Hamilton.

The gain in Toronto was driven by higher construction intentions for multi-family dwellings and, to a lesser extent, institutional buildings. The increase in Vancouver came mainly from multi-family dwellings, while in Hamilton, institutional buildings and multi-family dwellings were responsible for the increase.

<table>
<thead>
<tr>
<th>Value of building permits, province and territory (monthly)</th>
</tr>
</thead>
<tbody>
<tr>
<td>July 2013</td>
</tr>
<tr>
<td>$ millions</td>
</tr>
<tr>
<td>% change</td>
</tr>
<tr>
<td>CANADA</td>
</tr>
<tr>
<td>Residential</td>
</tr>
<tr>
<td>Non-residential</td>
</tr>
<tr>
<td>NEWFOUNDLAND AND LABRADOR</td>
</tr>
<tr>
<td>Residential</td>
</tr>
<tr>
<td>Non-residential</td>
</tr>
<tr>
<td>PRINCE EDWARD ISLAND</td>
</tr>
<tr>
<td>Residential</td>
</tr>
<tr>
<td>Non-residential</td>
</tr>
<tr>
<td>NOVA SCOTIA</td>
</tr>
<tr>
<td>Residential</td>
</tr>
<tr>
<td>Non-residential</td>
</tr>
<tr>
<td>QUEBEC</td>
</tr>
<tr>
<td>Residential</td>
</tr>
<tr>
<td>Non-residential</td>
</tr>
<tr>
<td>ONTARIO</td>
</tr>
<tr>
<td>Residential</td>
</tr>
<tr>
<td>Non-residential</td>
</tr>
<tr>
<td>MANITOBA</td>
</tr>
<tr>
<td>Residential</td>
</tr>
<tr>
<td>Non-residential</td>
</tr>
<tr>
<td>SASKATCHEWAN</td>
</tr>
<tr>
<td>Residential</td>
</tr>
<tr>
<td>Non-residential</td>
</tr>
<tr>
<td>ALBERTA</td>
</tr>
<tr>
<td>Residential</td>
</tr>
<tr>
<td>Non-residential</td>
</tr>
<tr>
<td>BRITISH COLUMBIA</td>
</tr>
<tr>
<td>Residential</td>
</tr>
<tr>
<td>Non-residential</td>
</tr>
<tr>
<td>YUKON</td>
</tr>
<tr>
<td>Residential</td>
</tr>
<tr>
<td>Non-residential</td>
</tr>
<tr>
<td>NORTHWEST TERRITORIES</td>
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<tr>
<td>Residential</td>
</tr>
<tr>
<td>Non-residential</td>
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<tr>
<td>NUNAVUT</td>
</tr>
<tr>
<td>Residential</td>
</tr>
<tr>
<td>Non-residential</td>
</tr>
</tbody>
</table>

The largest declines occurred in Calgary, followed by Kitchener–Cambridge–Waterloo. In Calgary, the decrease was mostly attributable to commercial buildings, while in Kitchener–Cambridge–Waterloo, the decrease was attributable to institutional buildings.

Labour Force Survey, August 2014
Employment was little changed in August and the unemployment rate remained at 7.0%.

Compared with 12 months earlier, employment increased by 81,000 (+0.5%), mostly in part-time work.

In August, employment fell among youths aged 15 to 24 and women aged 25 to 54. At the same time, it increased among men aged 25 to 54.

Provincially, employment declined in Alberta and in Newfoundland and Labrador, while it increased in Nova Scotia and New Brunswick.

There were fewer people employed in wholesale and retail trade, as well as transportation and warehousing. There were gains in construction, in professional, scientific and technical services and in public administration.

The number of private sector employees decreased in August, while self-employment rose.

Employment losses among youths and women aged 25 to 54
In August, employment decreased by 20,000 among youths aged 15 to 24, and their unemployment rate was little changed at 13.4%. On a year-over-year basis, employment for this group was virtually unchanged.

Employment declined by 18,000 among women aged 25 to 54 in August, and their unemployment rate was little changed at 5.6%. Compared with 12 months earlier, their employment was down 44,000 (-0.8%).

In August, employment increased by 36,000 among men aged 25 to 54, pushing their unemployment rate down 0.2 percentage points to 6.1%. On a year-over-year basis, employment among this group rose 40,000 (+0.6%), with most of the increase occurring in August.

Employment was little changed among men and women aged 55 and older in August and their unemployment rate was 6.0%. Compared with 12 months earlier, employment for this group grew by 88,000 (+2.6%), all the result of growth in the population of those aged 55 and older.

Provincial summary
In Alberta, employment fell by 13,000 in August and the unemployment rate was little changed at 4.9%. Despite this decline, employment in Alberta rose by 38,000 (+1.7%) compared with 12 months earlier, the fastest growth rate of any province.

Employment in Newfoundland and Labrador declined by 2,100 in August,
and the unemployment rate rose by 1.1 percentage points to 13.5%. On a year-over-year basis, employment in the province was down 7,900 (-3.4%), with most of the losses occurring since January.

Employment in Nova Scotia increased by 3,900 in August, and the unemployment rate fell 0.6 percentage points to 8.8%. Despite the increase in August, employment in Nova Scotia was down 9,000 (-2.0%) compared with a year earlier.

In New Brunswick, the number of people working increased by 3,600 and the unemployment rate declined 1.3 percentage points to 8.7%. On a year-over-year basis, employment in the province was virtually unchanged.

Industry perspective
There were 27,000 fewer people employed in wholesale and retail trade in August. Compared with a year earlier, employment in this industry was virtually unchanged.

There were 24,000 more people employed in construction in August. Compared with 12 months earlier, employment in this industry was little changed.

The number of people employed in professional, scientific and technical services increased by 21,000 in August. On a year-over-year basis, employment in this industry was up 34,000 (+2.5%). Employment in public administration rose by 21,000 in August, continuing an upward

### Non-residential building construction investment, by census metropolitan area (quarterly) (St. John's (N.L.), Halifax (N.S.), Saint John (N.B.), Saguenay (Que.), Québec (Que.), Sherbrooke (Que.), Trois-Rivières (Que.), Montréal (Que.), Ottawa-Gatineau (Que. part))

<table>
<thead>
<tr>
<th></th>
<th>2nd quarter 2013</th>
<th>1st quarter 2014</th>
<th>2nd quarter 2014</th>
<th>1st quarter 2014 to 2nd quarter 2014</th>
<th>2nd quarter 2013 to 2nd quarter 2014</th>
<th>$ millions</th>
<th>%</th>
</tr>
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<tbody>
<tr>
<td><strong>Canada</strong></td>
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<td>12,913.0</td>
<td>12,979.0</td>
<td>0.5</td>
<td>4.0</td>
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<tr>
<td>St.John’s (N.L.)</td>
<td>98.1</td>
<td>90.3</td>
<td>94.3</td>
<td>4.4</td>
<td>-3.9</td>
<td></td>
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<tr>
<td>Halifax (N.S.)</td>
<td>132.6</td>
<td>118.1</td>
<td>106.7</td>
<td>-9.6</td>
<td>-19.5</td>
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<tr>
<td>Saint John (N.B.)</td>
<td>21.5</td>
<td>17.0</td>
<td>23.3</td>
<td>37.5</td>
<td>8.6</td>
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<tr>
<td>Saguenay (Que.)</td>
<td>27.0</td>
<td>40.2</td>
<td>42.2</td>
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<td>56.0</td>
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<tr>
<td>Québec (Que.)</td>
<td>252.5</td>
<td>299.2</td>
<td>293.1</td>
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<td>16.1</td>
<td></td>
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<tr>
<td>Sherbrooke (Que.)</td>
<td>76.4</td>
<td>66.6</td>
<td>56.6</td>
<td>-14.9</td>
<td>-25.8</td>
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<tr>
<td>Trois-Rivières (Que.)</td>
<td>44.1</td>
<td>39.7</td>
<td>43.0</td>
<td>8.3</td>
<td>-2.4</td>
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<tr>
<td>Montréal (Que.)</td>
<td>1,205.6</td>
<td>1,405.4</td>
<td>1,431.7</td>
<td>1.9</td>
<td>18.8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ottawa-Gatineau (Que. part)</td>
<td>74.9</td>
<td>90.5</td>
<td>94.4</td>
<td>4.3</td>
<td>26.1</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Note: The data may not correspond with totals due to rounding. Data are in current dollars.*

Sources: Statistics Canada, CANSIM, table 026-0016.
Last modified: 2014-09-03.

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trend that began in February. Compared with August 2013, employment in this industry increased by 48,000 (+5.1%).

Following an increase in July, the number of private sector employees declined by 112,000 in August, with notable losses in wholesale and retail trade; professional, scientific and technical services; and health care and social assistance. At the same time, self-employment increased by 87,000, following a decline in July. Self-employment grew in professional, scientific and technical services as well as construction.

Public sector employment has been on an upward trend since February 2014, while the trend for private sector employees and self-employment has been relatively flat since the fall of 2013.

**Student summer employment**

From May to August, the Labour Force Survey collects labour market data about young people aged 15 to 24 who were attending school full time in March and who intend to return to school full time in the fall. The data are not seasonally adjusted; therefore, comparisons can only be made on a year-over-year basis.

For students aged 15 to 24, the average employment rate for the summer (i.e., from May to August) was 49.3%, similar to the rate for every summer since 2009. In contrast, the employment rate in the summers of 2006 to 2008, before the labour market downturn, averaged 54.1%.

Compared with summer 2013, the employment rate was little changed for students aged 20 to 24 (66.6%), those aged 17 to 19 (54.2%), and those aged 15 and 16 (25.4%).

The average unemployment rate over the summer for students aged 20 to 24 was 10.8%, while it was 16.6% for those aged 17 to 19, and 28.5% for those aged 15 and 16. These rates were little changed compared with summer 2013.

The average number of hours worked at all jobs by students aged 15 to 24 this summer was 23.5 hours per week, compared with 23.7 hours the previous summer.

**Note to readers**

The Labour Force Survey (LFS) estimates for August 2014 are for the week of August 10 to 16.

The LFS estimates are based on a sample and are therefore subject to sampling variability. As a result, monthly estimates will show more variability than trends observed over longer time periods. For more information, see “Interpreting Monthly Changes in Employment from the Labour Force Survey.” Estimates for smaller geographic areas or industries also have more variability. For an explanation of sampling variability of estimates and how to use standard errors to assess this variability, consult the “Data quality” section of the publication *Labour Force Information* (Catalogue number 71-001-X). This analysis focuses on differences between estimates that are statistically significant at the 68% confidence level.

The **employment rate** is the number of employed persons as a percentage of the population 15 years of age and older. The rate for a particular group (for example, youths aged 15 to 24) is the number employed in that group as a percentage of the population for that group.

The **unemployment rate** is the number unemployed as a percentage of the labour force (employed and unemployed). The **participation rate** is the number of employed and unemployed as a percentage of the population. For more detailed information, see the *Guide to the Labour Force Survey* (Catalogue number 71-543-G).

**Seasonal adjustment**

Unless otherwise stated, this release presents seasonally adjusted estimates, which facilitates comparisons by removing the effects of seasonal variations. For more information on seasonal adjustment, see *Seasonally adjusted data – Frequently asked questions.*
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At its Annual General Meeting in Markham, Ontario on September 13, the Canadian Institute of Quantity Surveyors announced its board members and executive committee appointments.

“The construction industry in Canada is booming right now and it’s an exciting time for CIQS,” said Dave Burns, who was named Chair at the meeting. “I’m honoured to be leading an organization whose two thousand-strong membership is helping to keep projects all across the country on track.”

Dave Burns, PQS
Chair
Dave is a Principal and co-founder of Aquarius Building Consultants, a full service quantity surveying consultancy firm based in Calgary, Alberta that specializes in private-sector development projects, addressing budgeting, feasibility, financing and advisory requirements for their clientele.

Dave became a CIQS certified Professional Quantity Surveyor in 2002. Educated domestically, he brings over 18 years of construction experience with him. He initially trained as a Civil Engineering Technologist, and has further developed his expertise, performing a variety of management and technical functions for an impressive roster of building-related professionals. In his career, Dave has constructed high-rise towers with PCL Construction, performed surveying services – topographical, cartography, control surveys, photo-telegametry, and satellite mapping – with the National Capital Commission in Ottawa, and worked with Engineering Testing Laboratories such as Jacques Whitford (Ottawa) and EBA Engineering (Edmonton).

As well as practicing as a PQS, Dave is a Certified Engineering Technologist (CET) and is accredited through the Canadian Construction Association as Gold Seal Certified (GSC). In 2003, he first ran for a position on the regional board of the CIQS Prairies (formerly known as AQSA), and remains active currently acting in the capacity of Past President. During his tenure on the CIQS Prairies Board, he has been involved politically, resurrecting the Calgary Chapter, and acting as Marketing Director before taking the role as President. He joined the national CIQS council in 2011 and is currently seated as the Chair of CIQS.

Craig Bye, PQS
Vice Chair
Craig Bye is the Manager of Hanscomb’s Hamilton Office and a Senior Electrical Cost Consultant. He has over 30 years of experience as a licensed electrician, Quantity Surveyor and trade estimator and is highly regarded for expertise with specialized electrical systems such as Fire Alarm, Nurse Call, Security and IT. Craig also has an extensive background in areas such as dispute resolution and change-order negotiation. He is responsible for coordinating cost estimates and studies throughout all levels of the design and construction process, establishing and reconciling budgets, initiating and developing value engineering procedures and proposals, and monitoring irregularities and changes in a project’s scope. Recently, Craig’s focus has turned to providing Master Plan and Functional Program estimating for a diverse mix of project types in Ontario and Western Canada. Craig joined CIQS in 2005 and received his Professional Quantity Surveyor designation in 2007. Previous to this post as Vice Chair, he served as CIQS-Ontario Representative, as well as CIQS Registrar and Chair of the Membership Committee.

Mark Gardin, PQS(F)
Past Chair
Mark is the Principal of QSolv Incorporated, a cost consulting firm in Halifax. He graduated in 1990 from the Nova Scotia Institute of Technology’s Construction Management program. He joined CIQS in 1996 and received his Professional Quantity Surveyor designation in 2003. In 2009, Mark became CIQS Maritimes President and Representative on the CIQS Board.
He was nominated 2nd Vice President in 2011, and at the 2013 AGM in Montreal, he became the CIQS Chair.

Matt Weber, PQS  
CIQS-British Columbia Representative  
CIQS Secretary/Treasurer  
Matt is Vice President of the Concosts Group of Companies and is based in Vancouver, British Columbia. With the company since 2005, his work experience includes a mix of loan monitoring, cost planning, and project and construction management of residential and commercial projects. He holds diplomas in building technology and civil engineering from the British Columbia Institute of Technology and obtained his Professional Quantity Surveyor designation from CIQS in 2010.

Michael Bernier, PQS  
CIQS-Prairies and NWT Representative  
CIQS Registrar  
As Director of Bernier Cost Management Ltd., Michael provides project monitoring, cost planning, value management, and arbitration services to a broad client base in Western Canada out of offices in Alberta and Saskatchewan. His projects range in size, nature, and complexity, with project values ranging from $1.5-million to $4.6-billion. He has been a regional CIQS Board member for over ten years and is President for CIQS—Prairies and Northwest Territories.

David Lai, PQS(F)  
Education Administrator  
David is Director of Building Services at the BTY Group in Toronto. With over 28 years of experience, his expertise includes providing electrical estimates and budgets from conceptual to pre-tender stages using architectural sketches and design briefs to finished engineering drawings and specifications, value engineering, life cycle costing and analysis of change orders and variations. David joined CIQS in 1986 and has served on boards and committees of the CIQS—Ontario since 1994, and as the national Education Administrator since 2008.

Jacques Amelin, PQS  
CIQS-Quebec Representative  
Jacques has practiced as a Quantity Surveyor and Project Manager for 20 years, including roles as Branch Director at one of the largest quantity surveying firms in Canada and Program Manager for a school board in Toronto. Originally practicing in France, he is bilingual in French and English and holds an MA in Project Management and an MBA from Université de Montréal. This year, Jacques opened his own firm—FDP Quantity Surveyor and Project Management Inc.—and works on projects throughout Canada, France, and Morocco.

Patrick Cantin, PQS  
CIQS—Ontario Representative  
Patrick is Director of Plant & Property as well as the Director of Health and Safety for the Conseil scolaire public du Nord Est de l’Ontario. As the sole proprietor of Cantin Construction Cost Consulting, he provides quantity surveyor services to professionals across Northern Ontario.

He is a graduate of the Construction Engineering-Architecture Technology program at Niagara College and for the last 20 years, has helped build roads, bridges, hydroelectric dams, schools, condominiums, museums, and retail stores in Northern Ontario.

David Dooks, PQS  
CIQS—Maritimes Representative  
David is an Estimator at Avondale Construction Limited in Halifax, Nova Scotia. In that role, he is a senior estimator bidding on public and private sector projects and provides concept construction budgets and cost planning to architects, engineers, owners and developers. An Honours Graduate from the Construction Administration Technology program at Nova Scotia Community College, he has over 25 years’ experience in the construction industry. He is President for CIQS—Maritimes.

Roy Lewis, PQS(F)  
CIQS—Newfoundland and Labrador Representative  
As the owner of Cambrian Management Services, Roy provides commercial support to the construction and energy sectors. Originally a product of the construction industry in the United Kingdom, he has been an active quantity surveyor in Canada since 1977 and currently resides in St. Mary’s Bay, Newfoundland and Labrador. He attained his Professional Quantity Surveyor designation from CIQS in 1993, and has sat on the Institute’s board for 18 years. He served as national CIQS President in 2011.

Congratulations to the following Designation Holders who have qualified as a PQS or CEC (including reinstatements):

**CIQS – Members at Large**
- Kasiviswanathan Anand, CEC
- Patrick de Campos, PQS
- Dale Hargrove, CEC
- James O. Ilori, PQS
- Renudatta Mishal, PQS
- Kelly Moretta, CEC
- Abdul Ghafur Abubaker Saheb, CEC
- Khursheed Saiyed, PQS
- Ely Vadilt, CEC

**CIQS – British Columbia**
- Rainelda Bolos, PQS
- Fiona So Han Cheng, PQS
- Megan Luk, CEC
- Billy O’Donovan, PQS
- Kazeem Omokanye, PQS
- Hui Xu, CEC

**CIQS – Prairies and NWT**
- Muhammad Abbas, PQS
- Michael Gabert, PQS
- Justine Smith, PQS
- Joshua St. Cyr, CEC

**CIQS – Ontario**
- Andrew Chalabardo, PQS
- Antonio E. Ebeo, PQS
- Entela Elezi, PQS
- Tony Che Hong Law, PQS
- Ashley Schaeffer, CEC
- Gerardo Torrevillas, PQS
- Risto Trapara, PQS

**CIQS – Quebec**
- Jacques Amelin, PQS
- Patrick Cantin, PQS
- Jacques Amelin, PQS

**CIQS – New Brunswick**
- James O. Ilori, PQS
- Patrick Cantin, PQS
- Jacques Amelin, PQS

**CIQS – Nova Scotia**
- Roy Lewis, PQS(F)
- Rainelda Bolos, PQS
- Kazeem Omokanye, PQS

**CIQS – Newfoundland and Labrador**
- Mohammad Abbas, PQS
- Michael Gabert, PQS
- Justine Smith, PQS
- Joshua St. Cyr, CEC

**CIQS – Prince Edward Island**
- Patrick Cantin, PQS
- Jacques Amelin, PQS

**CIQS – Yukon**
- Michael Gabert, PQS
- Justine Smith, PQS

**CIQS – Nunavut**
- Justine Smith, PQS

**CIQS – NWT**
- Patrick Cantin, PQS

**CIQS – Territories**
- Patrick Cantin, PQS

**CIQS – Alberta**
- Michael Gabert, PQS
- Justine Smith, PQS

**CIQS – British Columbia**
- Rainelda Bolos, PQS
- Fiona So Han Cheng, PQS
- Megan Luk, CEC
Economic Overview

The composition of economic growth in Canada is expected to shift modestly towards trade-related sectors such as manufacturing over the short-to-medium-term. In particular, since April 2013, the value of the Canadian dollar has fallen by 9.2% against the U.S. dollar, significantly improving the price competitiveness of Canadian goods and services internationally. This, coupled with brighter growth prospects in the U.S. and abroad, will help boost Canadian non-energy exports, which have not performed well in recent years. Overall, the Canadian economy is expected to expand at an average annual growth rate of 2.2% over the 2014-2018 forecast periods.

In the province of BC, a low interest rate environment remains an important demand driver, in particular for the housing market. However, a weakened Asian export demand, and fiscal contraction at the provincial level have dampened growth. A recovery in the US housing market and strength in private sector spending – in the form of non-residential investment – should help to offset these effects going forward. Growth is expected to improve to 2.4% annually over the 2014-2018 forecast period.

Job growth in Vancouver is forecast to positively rebound in 2014 to a level of 23,500 new jobs after experiencing a weak environment in 2013. Vancouver’s economic growth rate is forecast to average 2.6% between 2013-2017, with strong levels anticipated for 2014 / 2015 (2.8% - 2.9%) than experienced in 2013 (2.5%).

Investment Market Overview

There continues to be a general lack of available large-scale office investment opportunities in Downtown Vancouver. For some investors, the opportunity to develop office in Vancouver is viewed as an additional entry point to a marketplace with limited product available for sale.

According to the Altus Investment Trends Survey, investor opinion for Cap Rates remained relatively steady in Q2 2014 for downtown Class AA office buildings. The average national OCR is at 5.64% slightly lower than 5.71% a quarter earlier, while the average national IRR is at 6.73% similar to 6.76% a quarter earlier. In Vancouver, the average OCR was at 4.9%, a marginal decrease of 10 basis points from the previous quarter. The average IRR decreased 10 basis points from Q1 2014 and is now at 6.2%.
Mid-Year 2014

Office Leasing Overview

Overall
Office conditions by mid-2014 reflect increasing availability with demand conditions weak as absorption was negative for the previous 12 months (-715,496 s.f). Metro Vancouver’s availability rate at 12.5% is up 220 basis points from a year earlier in Q2 2014. The Vancouver Downtown district has seen the largest increase in availability from a year-over-year standpoint (+270 bps).

There is now 3.6 million s.f. of office space under construction across Metro Vancouver, with pre-leasing levels achieving just over 50%. This compares with only 3.3 million s.f. of office space under construction in Q2 2013. The addition of new office space under construction is expected to have a further impact on availability rates once added to inventory.

Downtown Vancouver
Availability in the Downtown segment was 10.2% at the end of Q2 2014, up from 7.5% a year earlier. Q2 2014 Class “A” direct availability is currently at 10.5% and lower for premium / view product. There is now just over 2.1 million s.f. under construction, approximately 60% of which is already pre-leased, with a majority of office projects displaying pre-leasing activity.

A very positive development in the new supply market has been reflected by strong pre-leasing performance at 725 Granville, which has successfully pre-leased 265,000 s.f in 2014 for future occupancy. This includes new future space absorption to the downtown market coming from the tech sector (>200,000 s.f).

Vancouver Periphery
Availability has decreased by 20 bps over the course of the year in this segment and stands currently at 7.6%. Availability is at 6.6% in the Broadway node, which has decreased from the availability rate of 7.5% in Q2 2013. Major developments under construction are focused on the South Cambie / Marine and Broadway / Renfrew areas, with pre-leasing activity achieved at Marine Gateway of around 50%.

Suburban Vancouver
Availability still remains the highest in the Suburban Vancouver segment at 16.6%, up 240 basis points from the previous year. The most significant new supply projects completed in 2014 includes the Metro Tower III office development in Burnaby, Broadway Tech Centre 6, and Merchant Square in New Westminster, adding a combined total of approximately 723,000 s.f.
Mid-Year 2014

Major Sale Transactions (> $20.00 MM)

<table>
<thead>
<tr>
<th>Building Address</th>
<th>Sale Price</th>
<th>Price Per Foot</th>
</tr>
</thead>
<tbody>
<tr>
<td>1500 West Georgia Street</td>
<td>$120,500,000</td>
<td>$624</td>
</tr>
<tr>
<td>*3777 Kingsway, Burnaby</td>
<td>$89,600,000</td>
<td>$261</td>
</tr>
<tr>
<td>1 8th Street, New Westminster (Merchant Square)</td>
<td>$36,500,000</td>
<td>$266</td>
</tr>
<tr>
<td>1618 Station Street, Vancouver</td>
<td>$30,500,000</td>
<td>$417</td>
</tr>
<tr>
<td>618-634 6th Avenue, New Westminster (RBC Building)</td>
<td>$32,500,000</td>
<td>$472</td>
</tr>
<tr>
<td>5021 Kingsway Street, Burnaby (Marlborough Court)</td>
<td>$27,200,000</td>
<td>$326</td>
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*Share transfer transaction

Major Office Projects Under Construction

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<thead>
<tr>
<th>Building Address</th>
<th>Size</th>
<th>Completion Date*</th>
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</thead>
<tbody>
<tr>
<td>DOWNTOWN</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Telus Gardens</td>
<td>480,000 s.f.</td>
<td>2015</td>
</tr>
<tr>
<td>745 Thurlow</td>
<td>370,000 s.f.</td>
<td>2015</td>
</tr>
<tr>
<td>1021 West Hastings (MNP Tower)</td>
<td>260,000 s.f.</td>
<td>2014</td>
</tr>
<tr>
<td>725 Granville Street</td>
<td>250,000 s.f.</td>
<td>2015</td>
</tr>
<tr>
<td>980 Howe Street</td>
<td>250,000 s.f.</td>
<td>2015</td>
</tr>
<tr>
<td>Rogers Arena West</td>
<td>110,000 s.f.</td>
<td>2015</td>
</tr>
<tr>
<td>SUBURBAN</td>
<td></td>
<td></td>
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<tr>
<td>Marine Gateway</td>
<td>250,000 s.f.</td>
<td>2015</td>
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<tr>
<td>2025 Willingdon Avenue (SOLO District)</td>
<td>220,000 s.f.</td>
<td>2015</td>
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<tr>
<td>Renfrew Business Centre</td>
<td>160,000 s.f.</td>
<td>2016</td>
</tr>
<tr>
<td>King George Station</td>
<td>195,000 s.f.</td>
<td>2015</td>
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* Completion Dates in 2014 / 2015 for major multi-tenant projects

Major Lease Transactions (> 35,000 s.f.)*

<table>
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<th>Tenant*</th>
<th>Area Leased (sq.ft.)</th>
<th>Deal Type</th>
<th>Office Building</th>
</tr>
</thead>
<tbody>
<tr>
<td>Microsoft</td>
<td>143,000</td>
<td>New Deal</td>
<td>725 Granville Street</td>
</tr>
<tr>
<td>Sony Pictures Imageworks</td>
<td>74,000</td>
<td>New Deal</td>
<td>725 Granville Street</td>
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<tr>
<td>Allstream</td>
<td>67,000</td>
<td>Renewal</td>
<td>175 West Cordova Street</td>
</tr>
<tr>
<td>Tetra Tech Inc.</td>
<td>50,000</td>
<td>New Deal</td>
<td>885 Dunsmuir Street</td>
</tr>
<tr>
<td>Miller Thomson LLP</td>
<td>48,000</td>
<td>New Deal</td>
<td>725 Granville Street</td>
</tr>
<tr>
<td>Odlum Brown Ltd.</td>
<td>35,000</td>
<td>Renewal</td>
<td>PWC Place</td>
</tr>
</tbody>
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* Reported publicly

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Is Ontario about to see an apartment construction boom?

Ontario is set for a boom in new apartment construction, says Derek Lobo, founder and CEO of Rock Advisors Inc., a real-estate valuation consultant and broker specializing in apartments. “The boom is already starting,” says Lobo. “It’s just that some developers haven’t realized it, yet.”

Lobo points to the softening condominium market and continued low vacancy rates as a sign the development industry may soon shift their focus from condos to purpose-built rental apartments.

“While speculation has driven the condominium market in the past, the demand for rental accommodations is a real market that has always been strong and getting stronger,” says Lobo.

“In many ways, condominiums have helped grow the rental apartment market. People are investing in units and then renting them out on an ad-hoc basis. As developers find it harder to sell condominium units to investors, they have this huge base of potential renters that they can turn to. This will provide an income and strong returns for their investments for years to come.”

Lobo notes that new apartment construction stalled in Ontario in the mid-1970s as rent controls choked off new supply. Many developers left the rental apartment market, so that very little was built until the turn of the millennium. But rent controls and regulations have been relaxed and new apartment units have been added to the market since 2000.

“Developers who have re-entered the purpose-built rental apartment market have found great returns,” says Lobo.

“They’ve found a market where demand far exceeds supply, and where new construction enters at the top of the market. Really, the only thing holding back this industry is a lack of knowledge in the opportunities that exist here.”

“Condominium developers are well placed to participate in the new apartment construction boom,” says Lobo. “They already know how to build new units. They only need to learn how to market them, manage them and rent them out. But rent controls and regulations have been added to the market since 2000.

City metrics for city building

A new ISO standard gives cities useful indicators to help measure their performance in delivering services and improving quality of life.

By Patricia McCarney

For the first time in history, the majority of the global population lives in cities. Alongside this demographic shift comes a new set of challenges for city leaders around the world. Now more than ever, sustainable urban growth is dependent upon effective management and evidence-based policy making. In addressing global challenges and opportunities for sustainability and prosperity, the need for globally comparable city data has never been greater. Cities need indicators to measure their performance in delivering services and improving quality of life. The ability to compare data across cities globally, using a globally standardized set of definitions and methodologies for city indicators since 2009 and most recently have authored the first international standard for cities, ISO 37120 Sustainable Development of Communities – Indicators for City Services and Quality of Life. This new international standard published by the International Organization for Standardization (ISO) includes a comprehensive set of 100 indicators – of which 46 are required for conformity – that measures a city’s social, economic and environmental performance.

ISO 37120 is part of a new series of International Standards being developed for a holistic and integrated approach to sustainable development and resilience. The WCCD will host the global registry for ISO 37120 and open data platform that will allow cities and citizens to make use of this invaluable data.

Globally standardized data will assist cities in building core knowledge for city decision-making, and enable comparative insight and global benchmarking. More importantly, ISO 37120 does not provide a value judgement, or numeric thresholds on what a particular city should choose as appropriate targets. Rather, it provides a set of standardized definitions and methodologies that enables city-to-city learning and allows for cities to set their own targets and benchmarks. Pilot cities as diverse as São Paulo, Toronto, London...
and Makkah have been able to use standardized data to build core knowledge for city decision-making and a greater, in-depth relationship for the sharing of lessons. The WCCD as an open data platform will make all verified data available publicly. The WCCD coordinates all efforts on city data to ensure a consistent and comprehensive platform for transparent and standardised urban metrics. Perhaps most importantly, ISO 37120 is a demand-led standard, driven and created by cities, for cities.

Benefits of ISO 37120 Standardized Indicators for municipalities

Within the context of a rapidly urbanizing world, ISO 37120 helps build more effective governance by fostering more informed decision making. Standardized indicators enable cities to assess their performance and measure progress over time, which is vital for continuous program and service improvement and cost-effectiveness. In addition to building more open data on cities and transparent governance, the new international standard ISO 37120: guides policy, planning, and management for more effective governance and delivery of services; enables local and international benchmarking; fosters comparative learning and sharing of informed practice across cities; and leverages funding and attracts investment.

The Standard will also provide a framework for sustainability planning, in particular resilience planning and risk assessment for insurance. Measuring and reporting ISO 37120 indicators can help cities to leverage funding and investment from international entities, businesses, and higher levels of government. Open data with third-party verification demonstrates accountability, transparency, and stability, which can help to improve a city’s credit and bond rating. A higher credit rating can increase a city’s access to funds both inside and outside the country, reduce the cost of borrowing money, and attract business and investment. This is important for the sustainability and growth of the city’s economy.

ISO 37120 now aids in building more effective governments by enabling local and international benchmarking. A reliable foundation of globally standardized data allows for global benchmarking. Cities can measure to see if they are meeting the most basic level of needs against international benchmarks or targets such as those put forth by the Millennium Development Goals (and future Sustainable Development Goals), UNESCO, the World Health Organization (WHO), and many others.

Cities working with cities – globally standardized city indicators

City leaders worldwide want to know how their cities are doing relative to their peers. Standardized indicators allow city leaders to measure their performance and compare it with other cities. ISO 37120 standardized indicators facilitate learning by enabling cities to draw comparative lessons from other cities locally and globally. For instance, comparable city level data can help build collaboration and understanding by fostering learning and sharing of best practices across cities. Comparative analysis and knowledge sharing is vital in the face of rapid urbanization and the associated demand for infrastructure investment and city services as well as the emergent global challenges including climate change and the associated demand for sustainability planning, resilience and emergency preparedness.

Recognizing the growing importance of indicators for improving governance, establishing evidence-based policies, and promoting civic engagement, the City of São Paulo, Brazil used the global city indicators (the basis of ISO 37120) in the development of quantitative targets and goals in their Growth Plan. The City of Haiphong, Vietnam also used these standardized indicators in their green growth model of development for the Haiphong Green Port City, a sustainable development plan that balances environmental and socio-economic aspects of the city based on its marine economy, port function and coastal location. Helsinki, Finland uses this set of globally standardized indicators to look for common trends and differences internationally, since it is the largest city in Finland and without domestic comparators.

In this age of results-based management, it is important to benchmark and measure results from investments. On a local scale, indicators allow city officials to determine and set baseline performance expectations. They can show whether cities are meeting their targets and can also identify and prioritize areas for improvement. For example, working with the city indicators has allowed the City of Buenos Aires, Argentina to benchmark and set values for different aspects of the city’s development. Knowledge generated from the collection of indicators allows Buenos Aires to have a clear idea of the state of the City and what could be improved to achieve desired goals.

There are numerous benefits and applications of ISO 37120 in cities but overall conformity with ISO 37120 will lead to responsible city building. Accurate reporting of key performance indicators will improve accountability and foster sound decision-making by city leaders, especially at a time when cities have become the new sites for global population concentration and when city services and quality of life are at the core of economic prosperity, both locally and globally.

Patricia McCarney is president and CEO of the World Council on City Data (WCCD) and also a Professor of Political Science and Director of the Global Cities Institute at the University of Toronto. Professor McCarney leads the development of international standards on city metrics within the International Organization for Standardization (ISO).

Time really is money

Delays in site plan application approvals could be costing Ontarians $650 million per year
By Andrew Sobchak

In 2013, the Ontario Association of Architects (OAA) commissioned a study of the economic impacts of site plan application approval delays on all stakeholders, analyzing potential tax, financing and employment implications, as part of a wide range of factors. Released in October, the results suggest the cut to the developer’s bottom line is deep, but the hit to the pocketbooks of consumers and municipalities is no less significant.

“Based on the report’s estimate of $2,375 in costs per unit per month, and based on the average number of condominium apartments and condo townhouses built per year in Ontario, the cost to Ontarians per month is $48 million,” says Bill Birdsell, president of the Ontario Association of Architects.
“For offices, based on the report’s estimate of $2.75 per square foot per month, and based on the average annual growth in office space over the past three years, the cost to Ontarians is $7 million per month.”

The study surveyed 146 architects, 18 developers and 10 municipal directors of planning from across the province, analyzing 477 recent site plan applications brought as case studies by OAA members. Despite the applications being relatively simple – those involving amendments to official plans and rezoning were excluded – 35 per cent required over nine months for approval and 50 per cent needed three or more re-submissions, according to the architects. Additionally, the architects reported that the value added by these lengthy reviews was low, with only 17 per cent of the designs positively impacted by the process.

While the study stopped short of suggesting an ideal review time, Birdsell believes there are significant savings to be realized. “We suspect that times could be cut in half while maintaining the mandated levels of public engagement,” he says. For the OAA, a complete revamp of the site plan approvals process in Ontario is required to improve its timing, procedure and cost.

One of the major challenges of revamping is the collaborative nature of the process itself. Identifying the priority inefficiencies depends on who you ask. Of those surveyed, architects point at a lack of interdepartmental coordination within municipalities, while municipalities suggest incomplete applications to start and slow response to their comments from consultants are to blame. Developers, caught in the middle, voiced general frustration with the unpredictability of the associated costs of these delays. The answer may lie with leadership, and the OAA is looking to the province to step in with guidance.

Although the basic framework for site plan approval is generally consistent throughout the province, the study found its implementation had a high rate of geographic variation. Each municipality had a slightly or grossly different approach to the pre-application process, public consultation and submission requirements. Even the definition of areas subject to site plan approval differed by municipality.

To smooth out these irregularities, the OAA wants the province to standardize the implementation of Section 41 of the Planning and Development Act throughout all municipalities; providing clarity of purpose and highlighting best practices such as having individual agents assigned to applications to help guide through interdepartmental and inter-agency review. Many of these suggested best practices are already in application, but the OAA claims their consistent application would help grease the system greatly. Developers agree, improving the clarity of the process would help marshal expectations and costs, and improve overall efficiency.

Municipalities do recognize the need for improvement. Although the OAA study focused on the industry perspective (the directors of planning were not asked for improvement suggestions, nor did the study reconcile their differing opinions with architects on the length of reviews and sources of inefficiencies), seven of the 10 surveyed directors indicated their municipality had recently or is currently conducting a review of the site plan approval process. And Birdsell acknowledges the collaboration that will be required to make any improvements in the future stick. “Municipal participation would be the key to achieving this goal,” he notes. “That is why we are recommending that the Province start by instituting a benchmark based on municipalities’ own data.”

Birdsell and the OAA are also meeting with Linda Jeffrey, Minister of Municipal Affairs and Housing, to explore the study recommendations. “The site plan approval process is inefficient and this report clearly shows that the resulting costs are often passed along to end-users,” Birdsell says. “We are committed to moving this issue forward because it affects more than architects and other industry stakeholders. It affects most Ontarians.”

Raising a building’s I.Q.
Buildings are now expected to support human activity that is Internet-dependant and that can securely support a never-ending stream of new technologies.

By Tim Wilson

The promise of the Internet has hit a wall – not a figurative wall, but the real brick and mortar kind. Whereas greenfield design in state-of-the-art data centres and brand new hospitals and commercial high-rises are showing us that buildings can be very smart indeed, the truth is that the vast majority of structures in Canada were not built with Big Data in mind. The result is that although there is a lot of buzz around the standards that are being set with new builds, retrofits also represent huge long-term opportunities – and challenges.

“We are breaking new ground on greenfield sites like the Oakville Hospital we are building for Halton Healthcare Services, and with RBC Waterpark Place Phase III in Toronto,” says Stephen Foster, Director of ICT at EllisDon. “That massive demand is now in new builds, but over time there will be a backlog for retrofits to meet the needs and demands of clients and tenants.”

Greenfield sites like RBC Waterpark Place Phase III are setting a new standard, exemplifying how an integrated approach can deliver results to a mixed residential-commercial environment. The centrepiece of Waterpark Place Phase III is a 30-storey office tower that can handle over 10,000 occupants, with

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When devices outsmart buildings

Devices in buildings that connect to IP-based and even cellular networks are, in essence, simple things: refrigerators, lights, security cameras. Most people have an ‘on-off’ relationship to such technology, but the role of these technologies in our built environment is becoming more complex. The smallest appliance is able to communicate not only singularly, but as part of a larger view of how people behave within built environments. And these unassuming gadgets are doing this within highly sophisticated, automated systems, not only in new structures, but in retrofits as well.

“The problem with retrofits is they tend to be approached in incremental stages, without an eye to the overall design,” says Piyush Bhatnagar, managing director at Accenture Canada. “The big retrofit opportunity is still a few years out, but we need to approach this with caution. You want to have the entire architectural diagram in hand before you start on the heating system, the foundation, or the roof.”

Bhatnagar is warning of the dreaded ‘silos’ that have been the bane of systems integrators for years. In retrofits, this is complicated by limited capital budgets that, in effect, mandate a step-by-step approach. However, that can work out fine, as long as there is an eye to overall design integration so that at the end of the day HVAC, security, and future add-ons can be monitored and managed as one system. “Point solutions are the problem right now with retrofits,” he says. “The market needs people who can take a holistic view, including the business arguments, and integrate these into one implantation strategy.”

Living on the edge

Wirelessly enabled devices, combined with a web-based management system, can propel buildings into the 21st century and beyond. But each edge device is also a potential security threat. This is a new concern for experts in HVAC and building maintenance who are used to having their systems operate in silos. Now, in a networked world, the risk is real and ongoing. “Security is a key concern for our customers,” says Greg Turner, vice president of Honeywell Building Solutions. “Building systems have been hacked; this is essentially an offshoot of hacking industrial control systems. We have been addressing these system design requirements for years, and now have a software update service that will push a solution automatically to our customers, if they desire, or that can be downloaded and installed when appropriate for them.”

Turner says that Honeywell takes a three-pronged approach to the problem. Crucially, this includes education to reduce human error, and also addresses the need for security to be a consideration from the earliest stages.

“First you have to start with training your people with an eye to a secure design that includes virtual private networks [VPNs] and firewalls,” he says. “Second, you make sure that even during the construction phase all flash and dump drives are scanned and cleaned, because at this stage a lot of IT monitoring is not yet in place, and you don’t want to hand over a contaminated site to the customer. And third, you need to be on top of how the building is accessed and serviced, especially if there is remote access.”

Covering off these main areas is a big undertaking. Honeywell has a guide that runs over 400 pages to help clients with issues around security planning and access; it covers everything from the design stage, to installation, to the care and feeding of an integrated building. Such a
thorough approach is a necessity because the proliferation of end-points (many of which – like flat screen monitors in hospital rooms – were initially designed as consumer grade) can be a headache when trying to put in place a fully-secure system. “The number of endpoints we are facing is truly staggering, and that includes BYOD (bring your own device),” says Turner. “You have to start thinking of how to tier the infrastructure, and how to isolate some of the devices.” Like Foster, Turner says that it is crucial to get the ICT infrastructure people involved in a project as early as possible. Getting security right – or wrong – has huge cost implications for a project, particularly for the first five years after a build or retrofit.

A world of partners

The societal trends driving the move toward building integration are much bigger than the oft-quoted “low hanging fruit” that come from having green building practices and energy savings. Buildings are now expected to support human activity that is Internet-dependant and that can securely support a never-ending stream of new technologies. There is simply no way to succeed in this market without involving a range of stakeholders and vendors.

Knowing how to approach the problem requires having designers, architects, engineers, ICT, HVAC and security people on the same page. It also means listening to users, particularly if they have job-related or industry-specific requirements, such as doctors or floor managers. Each building location will have a unique profile. An airport, for example, will have high volume wireless traffic from thousands of short-term users. “We are seeing that some verticals such as airports, hospitals, and data centres are ahead of the pack,” says Bhatnagar. “In these examples, integration can build significant value. But to get the job done we must partner with construction companies and others to see what they are trying to achieve.”

Not surprisingly, in order to succeed in these environments, standards can be crucial. Increasingly, vendors and customers are embracing industry protocols such as BACnet, which allows a range of building system control devices to interoperate as one, including lighting, HVAC, security, and access. The real value then comes in being able to manage a diverse and growing ecosystem of devices.

“Now, with edge devices being everything from lights to blinds, to door hardware, with all of them residing on the IP network, and all of that data flowing upstream, the real value comes when managing the data,” says Foster. “All that data has to serve a useful purpose to anyone who needs to use and enjoy a space.”

That means having diverse product sets that can roll into one digital interface, which can then be of use to facilities managers and tenants, and also available as a web interface that can be accessed on mobile applications. This is an almost utopian vision of what our built environment will look like in the years to come, reminiscent of the catch phrase from the late-1970s TV show The Six Million Dollar Man: “We can rebuild him. We have the technology.” And yet it is a near-certainty that it will come to pass.

This article originally appeared in the March/April 2014 issue of Connections+. www.connectionsplus.ca
In Memoriam

Daniel Louks, PQS
(CIQS Certificate # 725) was tragically killed in a motor vehicle accident in Kanata, Ontario this summer along with his brother. Daniel graduated from the Civil Engineering Technology program at Algonquin College in Ottawa. After graduation, he joined Pri-Tec Construction Ltd. in Ottawa as a Project Co-ordinator. Daniel was proud to have achieved his PQS status after completing his examinations in 2004. In 2006, he formed his own consulting company, DEL Construction Management Limited where he continued to operate until his unfortunate death.

Our condolences go out to Daniel's family and friends. 💔

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