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CONSTRUCTION ECONOMIST FALL 2017

The Journal of the Canadian Institute of Quantity Surveyors
Le Journal de l’Institut canadien des économistes en construction

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OUR CONCERN FOR THE ENVIRONMENT IS MORE THAN JUST TALK
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At the 2017 Annual General Meeting on July 20, 2017 held in Vancouver, BC, the new CIQS Board of Directors took their positions at the table. We welcome three new Affiliate Representatives and say farewell to a long standing member of the Board.

The outgoing CIQS Board members are Sheri Thompson, PQS – CIQS – Ontario Rep, Wendy Hobbs, PQS – CIQS – Prairies Rep, Angela Lai, PQS – CIQS – BC Rep and our Education Director, David Lai, PQS(F). We thank them for their outstanding service to the Institute.

The Affiliates are hard at work organizing networking and educational events for their members. CIQS – BC has launched their Dinner Event Series with first one held in September and the next event coming in November. CIQS – Prairies is developing events for Calgary, Edmonton and Winnipeg. Prairies is pleased to have regional reps in Edmonton and Winnipeg this year to assist in bringing continuing education opportunities to members in those regions. CIQS – Ontario kicked off the Fall season with an End of Summer Social in September and a Mental Wellness seminar in October 2017. More events are planned for CIQS-ON in the winter along with other Ontario Chapter events. CIQS – QC is in the midst of planning their first event for their members in the late fall/early winter. CIQS – Maritimes will be hosting a fall social event incorporating discussions on the upcoming Congress 2018 in Halifax, NS. CIQS – Newfoundland & Labrador held a meeting and update for their membership, they were proud to present CIQS Exam Award certificates to two of their members for subjects 308 and 302.

The 2018 CIQS Congress will be hosted by CIQS – Maritimes in Halifax, NS on July 20-22, 2018 at the Delta Halifax. More information on program, registration, and hotel will be distributed to Designation Holders in the coming months, check your inbox or the CIQS website.

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

**CIQS – British Columbia**
- Aliakbar Fard, PQS
- Karl Goodwin, PQS
- Ellie Kang, PQS
- Shane McKernan, PQS
- Shahram Beheshti-Nejad, CEC
- Ian Rothera, CEC
- Dmitrii Volokitin, CEC
- Dwayne Zakordonski, CEC
- Justin Zink, PQS

**CIQS – Maritimes**
- Elizabeth Denton-Robicheau, CEC

**CIQS – Members at Large**
- Maegan Cartwright, CEC
- Vikas Shankar Chavan, PQS
- Oluwasegun Emmanuel, CEC
- Mohammed Abdul Faheem, CEC
- Christopher Howe, PQS
- Mohd Azeem Khan, PQS
- Pong Kim Ho, PQS
- Cyril Kulatunga, CEC
- Kenny Po Ling Lui, PQS
- Rajasekaran Murugesan, PQS
- Lau Yuen Man Pesire, PQS
- Swaroop Sebastian, PQS
- Olorunleke Soyombo, CEC
- Wong Tsz Tat, CEC
- So Chun Ying, PQS

**CIQS – Ontario**
- Hussam Talal Alhusayyan, CEC
- Keaton Ambrose, CEC
- John Antunes, CEC
- Chrys Azzazama, CEC
- Robert Cliff, PQS
- Wayne Michael Davies, PQS
- Liviu Durdurea, CEC
- Gabriel Esu, CEC
- Mathew Fordham, PQS
- Emmanuel Innocent, CEC

**CIQS – Prairies and NWT**
- Orlando Jouavel, PQS
- Manohar Karem, CEC
- Yvonne Lau, PQS
- Xin Li, CEC
- Yuxin Men, CEC
- Josef Ross McElhone, CEC
- Frank Natale, CEC
- Hung Chuong Nguyen, CEC
- Chris Paley, PQS
- Nima Parsa, CEC
- Cory Phillips, CEC
- Odane Reid, CEC
- Yu Kun (Grace) Wang, CEC
- Mike Watkinson, PQS
- Weixin Yang, CEC
- Nindiera Yerman, PQS
- Chun Zhen Zhu, PQS

**CIQS – Québec**
- Didier Chung Foo, PQS
- Stéphane Cliché, CEC
- Patrick Habib, CEC
- Claude Malouin, CEC

- Olatokunbo Aladesemipe, CEC
- Peter Bhuller, PQS
- Adam Bismayer, PQS
- Steve Huni Botsio, PQS
- James Allan Brown, CEC
- Curtis Dunford, CEC
- David Jollimore, PQS
- Malik Lasker, PQS
- Jericho Maglalang, CEC
- Geoffrey Maloney, CEC
- Mahesh S. Motwani, CEC
- Sami Moufti, PQS
- Roche Villanueva de Luna, PQS
- Kheitu Hasari, PQS
In 1969, the Cipher, the previous name of Construction Economist, was carrying a little competition, where members were invited to write a caption for a cartoon. Here we offer the first of these published in January 1969.

“I know I altered the drawings after your estimate, but someone has to take the blame!”

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President Donald Trump established the renegotiation of the North American Free Trade Agreement (NAFTA) as one of his priorities upon releasing a 16-page list of goals in his speech to kick off “Made in America Week” back in July 2017. The first objective listed was to “reduce the trade deficit” either by increasing American exports or by reducing imports from Canada and Mexico. In response, some Canadian economic pundits have termed these goals as being “vague” and “naïve.” In parallel, the Canadian construction industry has not been immediately dismissive, but rather cautiously observing, with a keen eye on substantial potential infrastructure spending in the U.S. that Trump has promised.

When it was established, the purpose of NAFTA was to lay the foundations for strong economic growth, rising prosperity and to systematically eliminate most tariff and non-tariff barriers to trade and investment among Canada, the United States and Mexico. Political and economic factors in the 1980s–1990s led to NAFTA with the idea of North American free trade thought to originate during the Ronald Reagan era. At that time, Mexico’s economy was faltering and president Carlos Salinas de Gortari, approached U.S. President George H.W. Bush to propose a free trade agreement with the U.S.

President Carlos Salinas de Gortari wanted to attract new investment and legitimize his party’s rule, which had been undermined by ongoing economic crisis. The U.S. saw a deal with Mexico and Canada as a way of advancing U.S. objectives for deeper levels of liberalization. Interestingly, Canada was not really part of the talks but believed it was better to be part of the negotiations than face a deal between neighbours in the U.S. and Mexico that might divert trade/investment away from Canada.

Negotiations began between the U.S. and Canada in 1985 towards establishing a free trade agreement. Over a year later, the U.S. and Canada formed the Free Trade Agreement with the implementation date being January 1, 1994. This Agreement was of historic importance in placing Canada and the U.S. at the forefront of trade liberalization. The document that forms NAFTA itself is substantial, and includes eight sections, 22 chapters, and around 2,000 pages setting out the details behind reducing trading costs, increasing investment and positioning the United States and Canada to be more competitive in the global marketplace. NAFTA established a framework for further trilateral, regional and multilateral cooperation to expand the trade agreement’s benefits. As current negotiations continue, in its timely report published in June 2017, (extending to some 80 pages and including a comprehensive review of relevant research), the Conference Board of Canada has recommended five broad objectives in any negotiation which covers:

1. Adopt a transparent, trilateral approach;
2. Facilitate cross-border mobility of business people;
3. Maintain and enhance access for goods;
4. Encourage innovation and digital trade while protecting intellectual property and culture; and
5. Modernize the agreement to today’s business realities and standards.

Observers have commented that what is happening in the U.S. – i.e., the “Made in America” rhetoric – is not primarily because of NAFTA, but also other macro-economic factors such as poverty, unemployment, inflation, deflation, etc.

The trade surplus with Canada, (i.e. the amount by which the value of a country’s exports exceeds the cost of its imports), is also thought to be a contributing factor in U.S. policy. Based on the writer’s research, the Canadian construction industry would like to see more work for local industries and seems to see room for improvement and, in parallel, cause for concern with some of the views being that:

- There is great importance to see results at the more local level; this does not seem to be currently achieved by NAFTA.
- Labour mobility from East to West and North to South: NAFTA should remove these connections and ease access/mobility.
- If NAFTA is cancelled, this opens up opportunities to further revive projects such as the Keystone Pipeline in Alberta.
- If Trump does get rid of NAFTA, he will focus more on infrastructure, which is equally important to Canada.
- More economic benefits will lead to more unity between both countries, which may create more jobs and opportunities in the future.
What is clear is that trade cannot be carried out exactly the same way it was done a quarter century ago. Fundamentally different worker-friendly policies are key to having support for free trade, therefore gender equality, indigenous rights, and labour protections have very much to do with trade in an era when populist currents have threatened to topple international agreements in Europe, Asia and North America, especially in former manufacturing regions slammed by offshoring and automation.

The populist view is that the benefits of trade extend to the middle class and those working hard to join the middle class – not just the wealthiest few. An example is the push for labour rights which will require that NAFTA includes stronger union protections for Mexican workers, and an end to the U.S. right-to-work laws that limit the potential to strike. Rather than view the renegotiation of NAFTA as stemming from an isolationist or unilateralist platform, it is important to view it as a renegotiation of an outdated agreement, aligned with new trading realities that consider populist views. Some of these ideas maybe non-starters for the other NAFTA parties but may come out in the process of negotiations.

The above considerations should form part of the renegotiations that are underway and the professional and trade bodies that represent construction should ensure their voices are heard as NAFTA negotiations continue over the coming months. The Canadian construction industry stakeholders remain concerned the U.S. is proposing to retain Buy American provisions and that Canada and Mexico will have to provide concessions to the U.S. As the parties contemplate and negotiate the free movement of human resources, it is imperative that steps are taken to implement recognition and harmonization of professional services such as Quantity Surveying. This is key to facilitating the unimpeded movement of such professionals within the marketplace. This perceived disruption presents an opportunity to the construction industry, specifically Professional Quantity Surveyors, to improve its branding. The professional and trade bodies that represent Quantity Surveyors and Quantity Surveying firms should therefore seize this very timely opening to embark on a market-wide educational campaign, and simultaneously reach out to similar organisations within the marketplace (U.S. and Mexico) to commence discussions on harmonization. Quantity Surveying can and will be seen as seamlessly portable and demanded by the market.

As there are many views and positions, it is likely that the process of renegotiations may be long and complex in the drive for consensus among three countries, each with different expectations and outcome agendas. It is hard to say where all of this will end up.

Despite Trump’s statement that NAFTA should be torn up, and that it is the “worst trade deal ever made,” both Prime Minister Justin Trudeau and Canada’s international trade minister have commented they will stay the course as negotiations continue and they are urging Canadians to take Trump’s comments with a grain of salt. The debate therefore continues!

In closing, I hope that you and your families have a wonderful fall. If you have feedback, suggestions and, of course, any articles that you would like to have considered for publication, please reach out to us at editor@ciqs.org.
Did I tell you about our amazing culture?

Everybody wants to work for an organization with a great Corporate Culture, you will have seen the photos of happy employees working in an ultra-modern environment, seemingly without a care in the world, and it is all because of the amazing culture within which they work. Who would not want to join that team?

If you search ‘best corporate culture’ on the internet, you will be inundated with hits telling you which companies have one, and how they developed them. There are multiple annual awards for ‘Best Corporate Culture’ with companies dedicating huge resources to secure a coveted spot in the ‘Top 10.’ And therein lies the problem, in recent years the focus has shifted from having a great culture to telling people you have a great culture. This article will look at the roots of culture, how it can be developed and more importantly, how it can be destroyed.

Before we go any further, let us be clear about what does not create a great culture. Putting posters up on the wall telling people what your culture is does not do it, neither does the Chief Executive Officer or President holding an all staff meeting to unveil the new buzz word and catchy tag line that seeks to redefine a company. Having all your employees recite the fact that your company has a positive ‘Culture of Innovation’ before repeating the six company values from the back of their security pass does not mean anything, it just means you have created a culture of compliance and adherence.

I firmly believe that the companies with the best cultures probably do not win awards, they will not appear at the top of the ‘Culture Index’ in the business journal you read next week. They will, however, have an exceptionally well run business, satisfied clients and motivated employees. This is where the rubber meets the road, having a culture that actually extends beyond a Public Relations exercise and that can be seen to improve the performance of your organization.

So how do we go about creating the elusive winning culture? First we have to understand how our culture is created. Many will say that it comes from having values, vision, shared behaviours and beliefs. While I agree that these are all important aspects to creating a positive culture, without a commitment to actually ‘living it,’ they will just be meaningless words on the poster in your conference room.

The commitment needs to be demonstrated at all levels in the organization. The more senior an individual in the organizational hierarchy, the more ability he/she has to influence the culture. Senior leaders often do not realize that everything they do and say is heavily scrutinized by those reporting to them. The quickest way to undermine a cultural change in any organization is for one of the senior leaders to say and do the right things 90% of the time. The remaining 10% is what the rest of the employees see and those behaviours are what drive the culture. This is why it is so difficult to fake it. You will always let your guard down and be caught out.

So the root to any successful culture in an organization has to be 100% commitment from everyone. There is no room for reluctant acceptance. Creating the culture you want is not easy. Putting commitment to the culture ahead of short term wins is easy to say, but tough to execute in reality. One of the toughest decisions a leader has to make is when faced with an employee who has been a solid contributor, maybe financially or technically, but who does not demonstrate the values and beliefs that are the foundation of the culture.
The mature leader will, when faced with such a situation, take decisive action, often having to terminate someone considered 'irreplaceable' in order to maintain the culture of the organization – a necessary but difficult decision. The flip side of this of course is the recruitment process, making hiring decisions based on aligned values, behaviours and beliefs is fundamental to creating the culture for which you are striving. You can typically teach technical skills but it is almost impossible to change the values that people have.

Alignment is also key to the success of any culture. I am lucky enough to interact regularly with people from many different organizations. I often ask them what their values are and the majority of the time they will regurgitate the company values because that is what they think is expected. Organizations with great cultures accept that their individual team members have their own personal values, separate from the company values, and they will work to understand them and seek alignment between the two, rather than insisting upon unquestioning compliance with the corporate set.

We all find an hour to sit one on one with our employees to fill in the dreaded ‘Annual Performance Review’ forms. What if this year you spent half that time having a discussion around a person’s true values, what three words describe how they want to be remembered, I am sure they will be different than the company values you post but an interesting and ultimately productive discussion may ensue around alignment.

In conclusion, regardless of the type of culture you are trying to create as a visionary leader, you are far more likely to achieve it if you behave and act in line with your own true values. Do not worry about telling people all about it; if you do it right, the word will get out there on its own and your organization and the people within it will all be the better for it!

About the author
Craig Woodall is the President and Owner of Byng Leadership Inc. He has over 25 years of experience leading teams, projects, organizations and individuals. His passion is Leadership Development, helping people and organizations grow by maximizing their leadership potential.

Founded in 1922, Canadian Tire remains one of Canada’s most recognized and trusted brands and the place that Canadians turn to every day – and more than 250 million times each year – to tackle the jobs and joys of everyday life in this country.

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The Congress was attended by almost 300 delegates from across the globe representing 25 countries: Australia, Brunei, China, France, Finland, Singapore, Sri Lanka, Malaysia and United Kingdom, to name a few.

The PAQS Board Meeting took place on Sunday, July 23, 2017. During the meetings, new reciprocity agreements were signed with:
- Australia Institute of Quantity Surveyors (AIQS)
- Hong Kong Institute of Surveyors (HKIS)
- Institute of Surveyors, Malaysia (ISM)
- New Zealand Institute of Quantity Surveyors (NZIQS)
- Association of South African Quantity Surveyors (ASAQS)
- Building Surveyors Institute of Japan (BSIJ)
- Philippine Institute of Certified Quantity Surveyors (PICQS)
- Singapore Institute of Surveyors and Valuers (SISV)

Ian Duncan and Mark Russell finished their terms as PAQS Chair and PAQS Secretary during the Congress. The new Board of the Pacific Association of Quantity Surveyors is:

**Chairman**
Francis Leung, HKIS, Hong Kong

**1st Vice Chairman**
HH Kwan, RISM, Malaysia

**2nd Vice Chairman**
Prof. Chitra Weddikkara, IQSSL, Sri Lanka

**Hon Treasurer**
Grant Warner, AIQS, Australia

**Hon Secretary**
Mohammad Hanafi, PUJA, Brunei

**Assistant Hon Secretary**
Raymond Kam, HKIS, Hong Kong

**Immediate Past Chairman**
Ian Duncan, CIQS, Canada
Committee Meetings
On July 22, 2017, the Board of Directors represented the CIQS at the PAQS 2017 Committee Meetings. Committees included Sustainability, Education & Accreditation, Research and BIM.

CIQS Information Session
The CIQS Board of Directors held its information session for Designation Holders on Sunday, July 23, 2017. Members of the Board reported on CIQS activities throughout the past year.

David Lai, PQS(F) was recognized and thanked for his tremendous contribution to the Institute as the Education Director for the past nine years.

Mike Watkinson, PQS and Shane McKernan, PQS were in attendance to receive their PQS certificates from our President, Matt Weber, PQS(F).

Dave Burns, PQS(F) was presented with the Gordon Pattison Award and Patrick Cantin received the Lois Metcalfe Fellowship. Dino Morabito is also a 2017 recipient of the Lois Metcalfe Fellowship Award but was unable to attend the presentation in Vancouver.

Upon conclusion of the Directors’ reports and award presentations, the floor was opened up to the Designation Holders to discuss Institute matters. The main topic of discussion was the proposed governance restructuring. Suggestions and comments from the Designation Holders will be taken into account and further updates on the proposed changes will be available in late Fall.

Golf Tournament
The 2017 Clive Evans Living Golf Tournament and PAQS 2017 Golf Tournament were held jointly on Friday, July 21, 2017 at Westwood Plateau in Coquitlam, BC.

A big thank you to George Evans, PQS(F) who organized the event!

This year’s winners:
CIQS Low gross was won by Marc Carn.
CIQS Low net was won by Clive Evans.
PAQS Low Gross was won by Mohammad Hanafi.
PAQS Low Net was won by Suhaimei Besar.
The Nations Cup was won by Brunei.

Mike Watkinson, PQS and Shane McKernan, PQS were in attendance to receive their PQS certificates from our President, Matt Weber, PQS(F).
Speakers
Educational offerings with focus on the Congress theme, Green Developments: The New Era from keynote speakers David Suzuki, Sarika Cullus-Suzuki, Terry Small, Alan Oishi, mixed with panel discussions, technical presentations, Pecha Kuchas were showcased at PAQS 2017.

Monday Night Social
On Monday, July 23, delegates were taken offsite to a local Vancouver pub, The Blarney Stone. Attendees ate, drank and danced the night away to the sounds of Sons of Stanley, led by our very own CIQS President, Matt Weber.

ICMS Global Launch
The International Construction Measurement Standards (ICMS) was launched at PAQS 2017 on July 25, 2017 in Vancouver. This major landmark for the industry comes off the back of three years of collaboration among more than 40 of the world’s leading QS and construction standards bodies.

Ahead of its launch, the coalition behind the new standard, including CIQS, hosted a high-level panel discussion in London looking at the potential impacts of ICMS for the industry. From ensuring projects deliver value for money, to attracting foreign, direct investment, business and political leaders shared their perspectives on what ICMS means to them, their organisations, and to the global construction industry.

Introductions and overview of the standards were made by Craig Bye, PQS(F) and Ken Creighton, RICS, members of the ICMS Board of Trustees. Panel discussion was moderated by Art Maw, PQS(F), MRICS, President, Hanscomb Limited. Panelists for the launch included: John McKendrick, Executive Vice President, Project Delivery Social, Infrastructure Ontario; Julie Dela Cruz, MBABSc CE, PG DipSurv, FPICQS, FRICS, FAIQS, FCIOB, ACIArb, Associate, Arcadis; Gareth David, MRICS, Senior Estimator, PCL Constructors Westcoast Inc.; and Roy Howes, Director, Estimating and Global Functional Estimating Lead, Fluor Canada.

Gala
The closing gala for PAQS 2017 was held on Tuesday, July 25, 2017. Delegates partook in a pre-gala reception with socializing, cocktails and the very popular photo booth!

The evening’s events began with presentation of the PAQS Awards.

Ian Duncan, PQS(F) handed over the chains of command to the new PAQS Chair, Francis Leung of Hong Kong, who presented a speech to the delegates.

Jon Montgomery was the gala dinner keynote speaker. Jon is an Olympic Gold Medalist (Vancouver 2010) in men’s skeleton and current host of CTV’s Amazing Race Canada. Jon delighted the crowd by recounting his journey to Olympic Gold and personal success.

The night was capped off with live music from Canadian rock legends Bill Henderson of Chilliwack, Craig Northey of The Odds, Nick Glider of Sweeney Todd, Pat Steward, Gord Maxwell and house band Sons of Stanley.

In Conclusion
The CIQS expresses its appreciation to the members of the PAQS 2017 Organizing Committee and PAQS 2017 Abstract Review Committee, for their outstanding work on this Congress.

PAQS Organizing Committee
• Donny Afonso
• Simon Amesbury
• Dave Burns
• Ian Duncan
• John Higgins
• Brendan Hoare
• Sulu Kunshyarova
• Angela Lai
• Sheila Lennon
• Shane McKernan
• John McManus
• Mark Russell
• Matthew Weber
• Sea to Sky Meeting Management

PAQS 2017 Abstract Review Committee
• Nick Charlton
• Jerry Crawford
• David Dooks
• Indu Elapatha
• Entela Elezi
• Wendy Hobbs
• Joshua Ikubor
• Angela Lai, Chair
• Roy Lewis
• Ayodeji Ojo
• Marcin Szenowicz
• Sheri Thompson

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- By fax: 416-487-3017

Only select candidates whose resumes best match our requirements will be contacted.
On September 28, 2017, CIQS received the resignation of Matthew Weber, PQS(F), Chair of CIQS Board of Directors. Due to professional and personal commitments, Mr. Weber has decided to step away from his position as Chair effective immediately.

“It has been my honour and privilege to serve as Chair of the CIQS this past year, a time marked by great progress along with many challenges as our industry navigates a phase of growth and change. I am proud to have worked with the Board on our many important initiatives.

I have full confidence in the leadership of the CIQS going forward, and wish our Board and Membership all the best.”

The CIQS Board of Directors has accepted Matt Weber’s resignation. The CIQS Board of Directors held a meeting on September 29, 2017 and made a motion that David Dooks, PQS and current Vice Chair of CIQS will assume the role of Chair of CIQS for the remainder of this term. David’s full term as Chair of CIQS will begin on July 19, 2018.

The Board has decided to defer the nomination of a Vice Chair at this time. In the interim, the Board will work diligently to evaluate and decide on the candidate for Vice Chair position. The position will be filled before or by the CIQS AGM on July 19, 2018.

The CIQS Board of Directors would like to sincerely thank Matt Weber, PQS(F), for all his invaluable contributions and dedication to the Institute and wish him well in his future endeavours.

CIQS Board of Directors
Effective September 29, 2017
Chair – David Dooks, PQS
Vice Chair – TBD
Past Chair – Craig Bye, PQS(F)
Education Director – Wendy Hobbs, PQS
Director – Indu Elapatha, PQS (CIQS – British Columbia)
Director – Michael Gabert, PQS (CIQS Prairies and NWT)
Director – Arran Brannigan, PQS (CIQS – Ontario)
Director – Wassim Sultani, PQS (CIQS – Québec)
Director – Erin Brownlow, PQS (CIQS – Maritimes)
Director – Royston Lewis, PQS(F)
(CIQS – Newfoundland and Labrador)

If you have any questions or concerns, please contact Sheila Lennon, Executive Director, CIQS at execdir@ciqs.org or 1-866-345-1168.

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(CIQS – Newfoundland and Labrador)

If you have any questions or concerns, please contact Sheila Lennon, Executive Director, CIQS at execdir@ciqs.org or 1-866-345-1168.

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Annonce de la démission du président du conseil


« Il a été mon honneur et mon privilège de siéger à titre de président de l’ICÉC cette année dernière, une période marquée par de grands progrès et de nombreux défis, car notre industrie traverse une phase de croissance et de changement. Je suis fier d’avoir travaillé avec le Conseil sur de nombreuses initiatives d’importance.

Je suis pleinement confiant quant au leadership de l’ICÉC. Je souhaite la meilleure des chances à notre conseil, ainsi qu’à tous nos membres. »


Le conseil d’administration de l’ICÉC tient à remercier chaleureusement Matt Weber, PQS(F), pour son dévouement et ses contributions inestimables à l’Institut et tient à lui souhaiter le meilleur des succès dans ses projets futurs.

Conseil d’administration de l’ICÉC
En vigueur le 29 septembre 2017
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Si vous avez des questions ou des préoccupations, veuillez communiquer avec Sheila Lennon, directrice exécutive de l’ICÉC, à execdir@ciqs.org ou au 1-866-345-1168.

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Annonce de la démission du président du conseil
Construction Lien Act reform
What it means for CIQS members

The upcoming reform of the Construction Lien Act, expected to take effect in the coming months, will fundamentally alter the dynamics of the construction industry in Ontario. In our view, the two most important of these changes from the perspective of CIQS members will be the introduction of prompt payment requirements and an interim adjudication regime. Each of these areas will introduce new challenges for CIQS members to contend with, including by dramatically shortening payment cycles and altering the way in which disputes are handled, while also opening up exciting opportunities for those who best position themselves to assist clients in adapting to the new laws. For more information regarding the changes in the current draft of Bill 142, please visit our hub at www.osler.com/en/resources/in-focus/canadian-prompt-payment-and-construction-lien-act. If you are interested in receiving a blacklined version of the Construction Lien Act overlaid with the changes proposed by Bill 142, please contact the writers directly by e-mail.

Reform of the Construction Lien Act
The last significant reform of the Ontario Construction Lien Act was in 1983, so the proposed changes represent the first, and quite possibly the last, major reform that many working in the construction industry will experience during their careers. Industry stakeholders, including the CIQS, participated in the Ministry’s consultation process and developed detailed submissions that shaped the issues under consideration.

Bill 142 passed first reading at the Legislative Assembly of Ontario on May 31, 2017 and is currently in second reading as this Article goes to print. Before becoming law, Bill 142 will need to pass second and third readings, with modifications including those resulting from detailed committee review. In the meantime, associations representing various segments of the industry including owners, lenders, contractors, subcontractors, design professionals and others have been considering the implications of the current wording and reviewing and submitting comments for further consideration. While certain stakeholders have expressed concerns with elements of the Bill, we expect it to pass very quickly i.e. by the end of 2017 or early 2018 with any final changes. The corresponding regulations are also currently being developed and should be available for review shortly.

Mandatory prompt payment
Bill 142 proposes to introduce prompt payment requirements that will apply to payments made in the pyramid under construction contracts that are entered into after the amendments become law. The new prompt payment regime will require that an owner pay the invoiced amount no later than 28 days after receiving a ‘proper invoice’ from a contractor. The requirement for prompt payment also flows down through the pyramid, as a contractor that receives full payment of a proper invoice must then pay each subcontractor within seven days for that component of the subcontractor’s services and materials that were included in the contractor’s invoice.

The proper invoice will not be set by regulation, but will continue to be defined by the parties in the contract itself, although it must include certain basic information such as the description of services and materials and quantities where appropriate, as well as other information if prescribed by regulation. However, what is known and of particular note for CIQS members, Bill 142 specifically prohibits payment certification or the owner’s prior approval being a condition to the submission of a proper invoice and the starting of the 28 day clock.

Does this mean that payment certification will be less important for an owner? Certainly not. No owner is going to want to release payment simply because their time limit has run out in a situation where they are not reasonably satisfied that the work invoiced has in fact been completed properly. What it does mean is that payment certifiers will be expected to respond extremely quickly after a proper invoice is received.

The actual timeframe available to a payment certifier for the review of a proper invoice is significantly more compressed than the overall 28 day payment window for payment. An owner that wants to dispute an invoice must provide a notice

“Associations representing various segments of the industry including owners, lenders, contractors, subcontractors, design professionals and others have been considering the implications of the current wording and reviewing and submitting comments for further consideration.”

Richard Wong
Jeff St. Aubin

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of non-payment to the contractor within 14 days of having received the invoice, and this non-payment notice must set out the amount not being paid and all of the reasons for which payment is being denied. This means that the payment certifier will have to complete its assessment and provide the owner with accurate information for decision-making less than 14 days after the invoice is received.

The owner’s need for certainty, coupled with the tight timeframes of the prompt payment regime, will almost certainly translate into increased pressures on payment certifiers. Although the process of payment certification will not change in substance, the timeliness of its completion will become critical. Furthermore, Bill 142 makes no allowance for extra time in situations where payment certification is difficult or even practically impossible in these restricted timeframes. The balancing of competing demands, scheduling of work, and timeliness of reporting, all fall to be managed by the payment certifier and the owner. From our discussions with U.K. counsel on their experiences with similar prompt payment legislation having been adopted there about 20 years ago, it may be necessary for the owner and the payment certifier to develop new protocols and procedures in the contract to initiate some of the work towards certification in advance of the issuance of a contractor’s proper invoice, to provide a bit more time to analyze and respond in a more proactive manner.

While the U.K. certainly went through a number of teething issues as the industry tested the boundaries of the new legislation, it is now widely seen to be effective in efficiently dispensing rough justice and keeping funds moving. Therefore, the construction industry in Ontario will need to understand and adapt as quickly as possible, while looking to similar experiences in the U.K. for guidance where applicable. The prompt payment provisions also provide opportunity for CIQS members who can distinguish themselves through the provision of accurate and quick services, backed by an understanding of the new laws and the challenges faced by owners, to capitalize on these changes and provide even more value to their clients.

Interim adjudication
Bill 142 also proposes to introduce a new statutory interim adjudication regime that will apply to all contracts and subcontracts in the private and public sectors entered into after the legislation becomes law. This regime will allow any party to a contract or subcontract to submit certain disputes to an adjudicator for resolution, even if the dispute is already subject to an ongoing arbitration or court action. The types of disputes that can be referred to interim adjudication are those related to the value of services and materials, payment (including unapproved and proposed change orders), notices of non-payment, set-off, the release of holdback, and any other matter that the parties agree to or may be prescribed by regulation.

Interim adjudication is intended to provide quick decisions to keep project funds flowing between the parties. As compared to traditional arbitration and court proceedings, interim adjudication will proceed at a blistering pace. After the adjudicator is selected (a process which is discussed further below), the party that initiated the adjudication has only five days to provide the adjudicator with the contract and any other documents on which that party intends to rely. After the adjudicator receives these documents, the entire adjudication must be completed and a decision rendered within 30 days, following which any late decision would be of no force or effect – a strong measure to ensure that the timelines are adhered to. Extensions are permitted, but only with the consent of the parties and the adjudicator.

The interim adjudication process is not intended to provide perfect decisions based on the fullness of time. The speed of the proceedings simply will not allow for the same depth of argument and decision making that would be achieved through an arbitration or a trial. Interim adjudication is also not final, as a party may continue to pursue the matter through a subsequent arbitration or a trial. What interim adjudication does achieve is the issuance of a quick decision that may require a party to make (or not make) a payment to another party.

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Bill 142 also proposes to introduce a new statutory interim adjudication regime that will apply to all contracts and subcontracts in the private and public sectors entered into after the legislation becomes law.

In those instances, the payment must be made within 10 days of the decision, failing which the contractor or subcontractor that should have received the payment may suspend work. This will ensure that interim adjudication keeps funds flowing, whereas traditional arbitration or court actions could take months or years to trigger a payment requirement.

The interim adjudication regime will introduce an entirely new way of dealing with construction disputes and it will almost certainly result in upheaval as the parties to construction contracts adjust to this new approach. However, experience in other countries including the U.K. has shown that parties can and will adapt, and in many cases such ‘interim’ adjudication often settles the dispute in question, as parties decide to move on as opposed to revisiting those decisions.

For CIQS members, a particularly interesting aspect of the interim adjudication regime is the potential to serve as adjudicators. Bill 142 does not articulate who may serve as an adjudicator, but rather provides for the designation of an Authorized Nominating Authority, which will qualify persons as adjudicators, develop and oversee adjudicator training programs, appoint adjudicators, and maintain a public registry of adjudicators. The recommendations to the government prior to Bill 142 included that an adjudicator:
- be a natural person free from conflict of interest;
- possess at least seven years of relevant working experience in the Ontario construction industry;
- be good standing in a self-governing professional body, specifically including a quantity surveyor; and
- have completed a standardized Ontario training course with continuing education requirements.

The recommendations also propose that eminently qualified individuals in key centres such as Ottawa, Toronto, London and Windsor be selected as an initial group of adjudicators until the training and qualification system is fully implemented.

However, we will need to await the issuance of the regulations and the creation of the Authorized Nominating Authority to confirm the exact requirements of an adjudicator. In other jurisdictions, particularly the U.K., quantity surveyors have served as adjudicators and those that are interested in Ontario should keep an eye on the appointment of the Authorized Nominating Authority and its approach to qualifying individuals as adjudicators for the public registry, and the government may designate the Minister of Economic Development, Employment and Infrastructure as an interim authority. Designation as an adjudicator and inclusion on this registry is also critical, as Bill 142 requires that all adjudicators be selected from this registry, either by the parties or by the Authorized Nominating Authority if the parties cannot agree. Note however that in contrast to say a DRB (dispute review board), the adjudicator is prohibited from being appointed on a standing basis, and is selected only after the notice of dispute for a particular dispute has been issued, and for the particular issue at hand. In our view, the core skill sets required to serve as an effective adjudicator are expected to include solid understanding of the various issues in dispute in the construction industry in general, dispute resolution procedures and mechanisms, general legal and other principles, and decision writing.
Aside from the possibility of serving as adjudicators, CIQS members may also find opportunities in assisting their clients in dealing with the rapid speed of adjudication under the new regime. A client faced with an adjudication will only have a few weeks to compile all of the information that they need to respond and present their case. A team who can hit the ground running and work with these aggressive timeframes may make the difference between a favourable and unfavourable decision in the interim adjudication process.

**Moving forward**

Bill 142 will be a singular event for many in the construction industry, as it will represent a significant and immediate overhaul of legislation that is central to the day-to-day functioning of the administration of a construction project. The impact of these changes will be unavoidable, and from a legal perspective, we are already being asked – given the length of project delivery of large construction projects – to consider various issues and supplementary conditions and clauses that will best serve our clients before, during and after the transition. For CIQS members, the reform of the *Construction Lien Act* introduces additional challenges, but also holds the promise of new opportunities, and those who understand the coming changes and the specific needs of their clients will be an asset in helping to navigate these fast-moving waters.

*Note: These comments are of a general nature, and only in relation to the draft of Bill 142 as of first reading, and are not intended to provide legal advice, as individual situations will differ and should be discussed with a lawyer.*

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**About the authors**

Jeff St. Aubin, JD, LLM, is an associate in the Commercial Group at Osler with a focus on the construction, infrastructure, and energy industries. Jeff has advised clients including Five Nations Energy, the City of Kingston, and the City of Toronto.

Richard Wong is a partner and co-chair of Osler’s Construction & Infrastructure Group, advising clients on project development issues from procurement to disputes. Richard has spoken at CIQS/RIQS events in 2015 and 2016 and is also engaged by Professional Engineers Ontario (PEO) to evaluate P.Eng Professional Practice.
In memoriam

Frank Watt, PQS(F)

Frank Watt, PQS(F) and Honorary Life member of CIQS, passed away on Friday, May 19, 2017 at Markham Stouffville Hospital in his 86th year. Frank was a long standing supporter of CIQS and CIQS – Ontario for over 40 years. He volunteered his time and support for many Institute events and also reviewed diaries for several years.

Frank was the son of Robina Parker and George Watt; stepson of Stephen Parker; and beloved husband of Patricia for 62 years. He was the loving father of Michael, his wife Mary Jane; John, his wife Donna; and David and his partner, Leigh Atherton as well as the cherished grandfather of eight and great-grandfather of eight; dear brother of John Parker; and cousin of Christine Craig and Jim Tennant. He is predeceased by his brother, James Watt, and uncle, Jimmy Tennant. Frank was born in Newhaven, Scotland in 1932. He married Patricia Kelly in 1955 and immigrated to Toronto in 1956.

Frank had a long, storied career in construction management.

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Congratulations to Dave Burns, PQS(F), who was awarded the 2017 Gordon Pattison Award of Merit for extraordinary service to the CIQS. Mark Russell, PQS(F), Past President and past recipient of the award, presented Dave with his Award at the CIQS Information Session at the Westin Bayshore Hotel in Vancouver, BC on July 23, 2017.

Dave is a Fellow of the Institute and has actively served on the CIQS – Prairies & NWT Affiliate board for over 10 consecutive years and most recently served CIQS National as the Chair and Past Chair. Dave was actively involved in the creation of a National Marketing Plan, was involved with the planning committee for the PAQS 2017 conference and has travelled extensively to promote the organization and many events. Dave was also an integral part of the reorganization of the CIQS – Quebec Affiliate as setting the unification and affiliation agreement.

Thank you, Dave, for your long-standing loyalty, experience, involvement and contributions to the organization.

Lois Metcalfe Fellowship Award

On February 20, 2016, the CIQS Board of Directors renamed the Fellowship award to the Lois Metcalfe Fellowship Award. The CIQS is pleased to announce the Board of Directors elected two new Fellows this year.

Congratulations to:
Dino Morabito from CIQS – Ontario
Patrick Cantin from CIQS – Ontario

Patrick Cantin, PQS(F) receiving his Fellowship from CIQS President, Matt Weber, PQS(F).

Dino Morabito, PQS(F) was unable to attend the presentation. Sheri Thompson, PQS, Past President of CIQS – Ontario accepted on his behalf.

Gordon Pattison Award of Merit

Congratulations to Dave Burns, PQS(F), who was awarded the 2017 Gordon Pattison Award of Merit for extraordinary service to the CIQS. Mark Russell, PQS(F), Past President and past recipient of the award, presented Dave with his Award at the CIQS Information Session at the Westin Bayshore Hotel in Vancouver, BC on July 23, 2017.

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Introduction
We may all have heard of Passive House; however, a clear understanding of what it really means may not be apparent. A few things to note are that Passive House is not new, with the concept of ‘superinsulation’ dating back to the energy crisis of the 1970s, and it does not relate only to houses, but also encompasses a wide category of building types including commercial offices and schools. So, what is the function of Passive House? The term and standard evolved from Europe, in particular from Germany, and is presently a voluntary standard, i.e., not yet promulgated by law or by any building codes. The standard will tremendously reduce energy consumption for heating and cooling. Essentially, Passive House must meet the following design requirements:

- The Space Heating Energy Demand is not to exceed 15kWh/m²/per annum
- The Primary Energy Demand must not exceed 60kWk/m²/per annum
- Airtightness must achieve a maximum of 0.6 air changes per hour at 50 Pascals
- Thermal comfort must be met for all living areas during both winter and summer with not more than 10% of the hours in a given year over 25 degrees Celsius (Source: Passive House Institute)

The common perception and initial reaction may be that it is just another environmental assessment method grouped in with LEED, the Living Building Challenge, etc.; however, there are clear differences, which result in tangible benefits to both the comfort and economic impact of occupants.

Passive House is an energy efficient standard – energy usage is reduced with accompanying cost impacts but it is also a comfort standard that through rigorous design and quality controls, a building is free from drafts, cold spots, overheating, yet has a constant supply of outside filtered air. From personal experience of being in buildings that are either too hot or too cold, and stuffy, knowing that we can build better buildings for enhanced comfort levels cost effectively would be a desirable consideration for all buildings.

The case for Passive House
The City of Vancouver has recognized the benefits of Passive House and is endorsing it. Starting in 2020, the City is targeting all new civic buildings to be carbon neutral, and has made processes available to projects pursuing certification.
As part of the City’s ongoing Green Action Plan, it is helping home builders to attain certification under the Passive House Standard by:

- publishing a study quantifying the extra costs and benefits from efficient construction methods,
- assembling a climate specific reference guide for architects and designers supporting the attainment of required performance levels,
- having had more than 100 of its staff attend training offered by Passive House Canada, and
- amending and developing bylaws that had posed additional challenges for builders trying to reach Passive House standards. (Source: Ecohomes, March 2017.)

BC Housing has also added Passive House to its recommended third party-rating systems for Green Building standards. BC Housing also was one of the industry partners supporting the new High-Performance Lab Building (HPBL) at BCIT for the purpose of training technology students in the construction of energy efficient buildings, including envelope wall assembly, air-tightness testing and heat recovery ventilation systems.

You may be asking why there is yet another green building standard when there is LEED. LEED is the leader in certification of green buildings and is more readily recognized; however, there is a common misconception that all green buildings use less energy. It will depend on the credits rating sought and it has been found that some certifications do not actually reduce energy usage to any significant amount whereas Passive House has consistent data showing lower energy use. (Source: Passivscience.)

**Convincing clients**

Government ‘gets it’ and is endorsing the use of Passive House. However, with developers and the private sector, this may be a different story. Where Passive House design excels is that the economics and numbers do work, although both capital and life cycle costs need to be considered.

First, considering capital costs, research has found that incremental capital costs are approximately 2% to 8% with Passive House buildings. These studies were undertaken Europe where Passive House building is more mature. In Canada, the incremental costs would vary depending on several factors including climate, the type of building and the availability of materials. Passive House Canada reports that the incremental costs are typically 10%, which are attributable in the main to increased insulation, better quality windows, air tightness and ventilation systems. This high incremental cost is expected considering that the first Passive House in Canada (the Austrian Olympic Passive House) was only completed in Canada seven years ago. It is expected that this number will reduce as familiarity with the standard increases. The key factor influencing building would be the learning curve premium – capital costs should reduce as builders become more familiar with and faster at building to Passive House design.

Second, an important consideration in establishing the economic case are the life cycle costs of Passive House designs, in particular the energy savings over a determined assessment period, which could be an owner’s mortgage payment period. Passive House Canada has reported that there is an approximately 80-90% reduction in annual heating/cooling with the energy savings offsetting most of the increased capital costs. There may also be further reduction in life cycle costs through the use of approved Passive House materials which may prove more robust and have longer life spans than conventional materials.

The unquantifiable consideration is increased comfort levels, an absolute in Passive House buildings. Lastly, convincing clients and builders of why it is best to build to Passive House standards is to future-proof against rising energy prices. Energy is the basis of the modern world that fuels both households and the economy. Access to cheap energy is essential as it affects economic stability, which ultimately affects us. Another key justification is that reduced energy use means reduced greenhouse gas emissions, which have a tangible effect on climate change.

**The Quantity Surveyor and Passive House**

The number of projects seeking Passive Accreditation is on the increase in Canada. Clients are often not convinced to incorporate sustainable options unless savings can be demonstrated. We are best placed to support clients in making an informed decision through establishing an economic case. We know that capital costs are increasing (for now), so it will be important to demonstrate to them what the savings would be in the long term. To offset increased capital costs, there is the opportunity to value engineer less critical components that do not support Passive House functionality.

**Conclusion**

It is anticipated that code changes will eventually meet the Passive House standard, but at this time whilst the industry is getting to grips with the new standard, there will be incremental capital costs, but also tangible cost savings which would need to be demonstrated to the industry. With increasing energy costs, it would be essential to future-proof against this with reduced energy use. As quantity surveyors, we can ride on the crest of the wave and ensure that we are well placed to advise clients on the financial benefits of building to Passive House standards.

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**About the author**

Angela Lai, FRICS, PQS, LEED AP O+M is a Partner with Core Two, a property and construction cost consultancy locally based in Vancouver, BC and is on the instructing team for Passive House Canada. Angela has over 17 years’ experience in the construction and development industry spanning South Africa, the UK and Canada. Angela’s experience is diverse; she has worked as a cost manager, loan monitor and a management consultant, and she has specialist expertise in sustainability, life cycle and FM costing. She is the current past President of CIQS-BC, past Director for the CIQS National Board and Vice Chair of RICS-BC. In addition, Angela teaches part-time at BCIT and is the instructor for the newly launched QS in Americas Foundation course.
How and when were you introduced to Quantity Surveying?
I joined the profession in the early 1980s when construction in Hong Kong was thriving. Hong Kong was slowly migrating from a light-industry economy to a service oriented international city. To get to where we are today, we started building our infrastructure, and with economic growth, we built more and more. I was fortunate to find myself in the right career, being able to take part in and contribute to the planning and management of various types of construction projects. Achieving what you set out to do, interacting with people and refining your requirements to accommodate others for win-win is the greatest challenge and joy.

What is your role at PAQS and what are your priorities?
PAQS is an amazing organization. Friendship is the first and most important word that comes to mind. Collectively to move the profession forward, we need to improve the quality of our services; promote our image; expand our membership base; and create new markets and synergy. But then, there are so many issues affecting so many countries of different cultures and practices. Each of us will have our own issues and priorities at home. Where does the common interest lie? Friendship is always the common denominator. With it, you reach out; you become candid with your problems and opinions; you then see what one party can do for the others. Gradually, all are engaged towards the broader visions of moving the profession forward.

I am privileged to have inherited the good system and good work from Ian (Duncan) and the previous councils. A draft 5-year plan was discussed at the Board meeting in Vancouver in July. Strategic goals were set out for raising industry awareness, championing key issues for international collaboration, committees and specialization, enhancing communication, custodianship of QS standards and expanding membership. The draft is now being fine-tuned to take into account members’ feedback. Thanks to the great effort of the new Executive Committee.

“Friendship is always the common denominator. With it, you reach out; you become candid with your problems and opinions; you then see what one party can do for the others.”

Francis is a Quantity Surveyor and has extensive experience in procurement, costing/contractual aspects of construction. He holds a senior management position with the Development Bureau, Government of the Hong Kong Special Administrative Region (HKSAR), China, responsible for policy formulation and implementation on construction procurement, contractual issues, professional services and liaison with the industry in HKSAR and Mainland China. Before joining the HKSAR Government, he worked with the Mass Transit Railway Corporation and John Lok and Partners Ltd. Francis graduated from the Hong Kong Polytechnic University and received an MSc Degree (Distinction) from the University of Warwick, UK. Francis is the current Chair of the Pacific Association of Quantity Surveyors (PAQS).
and secretariat: Kwan (HH), Prof. Chitra, (Mohammad) Hanafi, Grant (Warner), Raymond (Kam) and Katherine (Thiang)!

Over the past 24 years since its establishment, PAQS members and administration have enjoyed good friendship and collaboration. However, the geographical distance between members has made interactions less frequent than ideal. E-conference and chat groups have helped narrow the gap, but still, it would be nice if members could meet and connect between the yearly Board meetings, so that the issues could be driven more timely and thoroughly. Travel budget is an issue, so is matching the members’ busy schedules. In any case, early planning and co-ordination is essential. We are working out a system. Turning to the goals that I just mentioned in the draft 5-year plan, communication is, therefore, high on the agenda. We shall engage the efforts of all country members on issues meriting international collaboration. At the PAQS congress in Vancouver, we facilitated the launching of ICMS (International Construction Measurement Standards) of the RICS (Royal Institution of Chartered Surveyors) and the CIQS (Canadian Institute of Quantity Surveyors) for the very successful PAQS Congress just held in July. All members have benefited so much from participating in the congress. I say this from a firsthand perspective with Hong Kong being the organizing city in 2014. Just when we thought we had a good congress, we then saw Yokohama, Christchurch and Vancouver, all with new ideas and welcoming touches.

What is the relevance of PAQS to a country like Canada?
Quantity surveying is a profession having its origin in the United Kingdom. For countries not associated with the British Commonwealth, these important functions of construction planning, cost control and project management are discharged by professionals from the engineering disciplines, not necessarily calling themselves quantity surveyors.

On the other hand, we do benefit from a united profession through experience sharing, knowledge building, market positioning and uplifting the image of our profession. As I said just now, it is quite a challenge to co-ordinate, let alone integrate, the work from different cultures and different practice systems. In bringing together the practices of different countries, we shall focus on the principles and objectives instead of the operational aspects. To quote the example of BIM, we seek to devise a common platform, standard terminologies and codes of practice with a view to facilitating free flow of information across systems, while allowing maximum autonomy for individual systems to operate and grow.

While you mentioned Canada, I would like to congratulate Matt (Weber) and his colleagues at the CIQS (Canadian Institute of Quantity Surveyors) for the very successful PAQS Congress just held in July. All members have benefited so much from participating in the congress. I say this from a firsthand perspective with Hong Kong being the organizing city in 2014. Just when we thought we had a good congress, we then saw Yokohama, Christchurch and Vancouver, all with new ideas and welcoming touches.

What do you see as the future of Quantity Surveying?
The objective of quantity surveying is to optimize value for money for the planning, procurement, delivery and operation of construction and facilities. With this very broad definition and scope in mind, there is a lot we can do to excel in our services and to collaborate with other stakeholders for improving and sustaining the built environment.

The breadth and depth of the services that we provide to our clients are expanding. Quantity surveying is no longer confined to bills of quantities and contract documentation. Our presence is extended towards both ends of and throughout the project value chain. Many quantity surveyors have developed specialized skills in project planning, financing and management, such as PFI (Private Finance Initiatives), PPP (Public Private Partnerships), DBO (Design Build and Operate), WLC (Whole Life Costing), and heritage conservation.

At industry level, we are witnessing rapid changes brought about by advancement of technology, sharing economy and the move towards collaborative contracting and early contractor involvement. There is every reason for the quantity surveying profession to stay strong and united so that we shall continue to contribute our expertise and steer the industry towards efficiency and value for money. I call upon PAQS members to join us in this very worthwhile cause.

“…In bringing together the practices of different countries, we shall focus on the principles and objectives instead of the operational aspects…”

“…there is a lot we can do to excel our services and to collaborate with other stakeholders for improving and sustaining the built environment…”

About the author
Interview conducted by Arif Ghaffur, PQS, Editor of Construction Economist
I had the exciting opportunity to be a part of the Pacific Association of Quantity Surveyors (PAQS) 2017 Congress Organizing Committee this past July (PAQS 2017 – Green Developments; The New Era). This successful event held many esteemed speakers, relevant and exciting topics and displayed our world class city and country to many different nations. While helping organize this event, I learned about an important programme held at the beginning of every PAQS Congress since 2009, the ‘Young Quantity Surveyors’ (YQS) event. As this was my first PAQS event, it was my first-time hearing about the YQS programme and through some research, I learned that this YQS event had never been held in Canada before. As a young quantity surveyor myself, I was eager to learn more about this programme and exactly what it entailed.

Per the YQS website, “On August 15, 2009, young members from PAQS country members attended the Sustainability Committee Meeting at Kuala Lumpur and formed the first Young Quantity Surveyors Group committee. This committee was subsequently appointed by the PAQS Board under PAQS Constitution article 3.2. Quantity surveying students and young members under 40 years of age and who are from country’s that are members of PAQS are encouraged to join YQSG” (www.yqsg.net). While organizing this event, I was fortunate to be connected to the previous organizers of the YQS programme in 2016, New Zealand, who helped me understand more of the programme and what was involved. The structure of the two-day programme is based on sharing information from many different countries about a similar topic, which is chosen by the host country each year. The topic of the YQS presentations for 2017 was green developments.

The first of the two-day programme was mainly presentations followed by group photos and a gift exchange. Nine different countries were represented at this year’s YQS programme, all of which shared very different insights into our topic. These presentations were not only
very interesting, but enlightening. Only at a PAQS/YQS event could you be surrounded by so many like-minded individuals in one room from so many different countries, sharing information. It was incredible to learn how different the world views climate change and how their industries are adapting to a modern world. The end of day one always involves karaoke, which is tradition with the YQS programme (and a great way to make friends). The second and final day of the programme is entirely site visits, at which it was interesting to hear feedback from so many different countries on our city’s design and construction processes.

With no expectations heading into this past YQS programme, I now have lots going into the next YQS programme in Australia 2018. Being able to meet and share ideas with so many different people was eye-opening for me as a young quantity surveyor and it made me want to learn more about what is going on in the world and how can we get better here in Canada. I would recommend attendance at this event/programme to anyone new to the quantity surveying profession, or anyone who is interested in learning more about our industry around the globe. This event certainly increased my level of enthusiasm towards the quantity surveying field and I hope Canada gets more involved in Young Quantity Surveying events locally. At this past PAQS/YQS event, a small contingent of Canadians created a YQS social media chat, so we may start sharing ideas across our country. If you are at all interested, feel free to send me an email at shane@quantuscmi.com to join the group. I look forward to seeing some more Canadian faces at next year’s programme!

About the Author
Shane McKernan is a co-founder and managing partner of Quantus Consulting & Management Inc. Shane is a Professional Quantity Surveyor within the Canadian Institute of Quantity Surveyors, where he currently sits on the British Columbia board of directors as Vice-President & Treasurer/Secretary.
MEMBER INTERVIEW

Isaac Gwendo

“When the current competitive nature of the profession, there is need for education of clients to see the importance of placing more value on performance rather than fees in selecting Quantity Surveyors.”

When was your introduction to construction?
My introduction to construction was on the civil side rather than building. Growing up as a young boy in Eldoret, a then-small rural town in western Kenya known more for long distance runners, I was fascinated by the huge equipment that the German Construction company Strabag employed in the construction of a road that I walked along everyday to school. This was in the mid seventies.

When did you begin your Quantity Surveying career?
I started in 1988 with Davson & Ward in Kenya after graduating from University of Nairobi.

What types of roles and responsibilities have you held?
I started as a Junior QS then rose to Associate Partner with Davson & Ward from 1988 to 2002 when I migrated to Canada. The cycle repeated itself at Hanscomb, starting as a junior up to my current position as a director responsible for Manitoba, Western Ontario and part of Saskatchewan.

What types of projects have you worked on?
All sorts of projects ranging from small interior fit-up projects to large projects such as Sewage Treatment Plants, Airports, Road & Railway Transit, LEED projects, Residential, Commercial, Diplomatic Stations, etc.

Is there a particular project that you would like to tell us about?
The Manitoba Hydro Office Project in Winnipeg; apart from being a LEED Platinum project, this project stood out because we were involved in both pre- and post-contract phases of the project until substantial completion.

How do you see the CIQS as being the advocate for our profession?
It protects the profession from invasion of quacks and maintaining the standards in the profession.

What has been your approach to Continuing Professional Development?
There are not as many seminars for CPD in Winnipeg as in other jurisdictions, thus any opportunity through other professional bodies, e.g., AACE, provide valuable opportunities for continuous professional development.

What challenges do you see for Quantity Surveying?
The diminishing role of the QS in North America; the QS has a large role to play and yet in this part of the world the QS performs only a fraction of that role, and mostly at pre-contract.

What opportunities do you see for Quantity Surveying?
Opportunities to expand into Civil works rather than limiting it to Building Construction.

Do you have any concluding thoughts?
Due to the current competitive nature of the profession, there is need for education of clients to see the importance of placing more value on performance rather than fees in selecting Quantity Surveyors.

Isaac Gwendo obtained a B.A. from the University of Nairobi, Kenya in Building Economics. He is currently a registered QS, Board of Registration of Architects and Quantity Surveyors, Kenya Member, and CIQS.

Gwendo joined Hanscomb in 2002 in Toronto, moved to Ottawa then Winnipeg where he is currently a Director. Prior to joining Hanscomb, Mr. Gwendo worked for Davson & Ward in Kenya.

Mr. Gwendo is 53 years old and is married to Dora Gwendo and they have four daughters. He is past president of the Kenyan Association of Manitoba, member of the Manitoba Ethno-cultural Advocacy & Advisory Council.

About the author
Interview conducted by Arif Ghaffur, PQS, Editor of Construction Economist

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We have all been new to our industry at some point and, if we were lucky enough, we had a mentor to help guide us through those first few awkward days, weeks, months and even years. Eventually we become good enough at our job that it falls on us to teach the new person or, heck, the new generation for those of us who are teachers or management. It is good for the newbies; it is good for us; and it is good for the industry.

Did you also know that you can get points for being a mentor? It is true. So not only do you get to guide eager minds and improve our industry, but you get rewarded for doing so. It is a win for everyone involved. Plus, you get to feel good. Could you ask for anything better?

Whether it is through your CIQS Chapter or just taking the new employee under your wing, get out there and mentor someone!

“Eventually we become good enough at our job that it falls on us to teach the new person or, heck, the new generation for those of us who are teachers or management. It is good for the newbies; it is good for us; and it is good for the industry.”

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