

# A REPORT TO MEMBERS 2022



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# Celebrating our wins

Let me start by saying that being the Chair of the Ottawa Construction Association for the past year has truly been a privilege. Chairing a board of directors that is composed of 15 outstanding leaders that represent all facets of Ottawa's construction industry has been a great experience, and one that has allowed me to continue to develop and grow my leadership skills.

This past year has been challenging, but with all the challenges there are opportunities. How we embrace the challenge, utilize our teams and resources, and execute our strategic plans will determine who wins.

We have had many wins over the past 12 months. Our Entertainment Committee, which is led by Chair Bob Bent, hosted hugely successful golf tournaments in June and September. And in November, our OCA Christmas Gala returned to its traditional form with a night of amazing food, dancing and entertainment.

The OCA Construction Symposium and Trade Show returned in October at the EY Centre. This event has quickly grown into a must-attend for the construction industry. Planning is ongoing for our next Symposium and Trade show, which is scheduled for April 2024. Congratulations to the organizing team for all their hard work.

For the past several years, the Education Committee, led by Chair Bruce Thomas and Education Coordinator Kaitlyn Heuvelmans, has provided OCA members with timely and relevant education and training courses. Bruce is also leading the development of a

program to educate and attract new workers to our industry. In 2023, we will be launching a new website, OCACareers.ca, that will be a single location providing information about careers in construction, including interviews with people in those careers. Our target audience will be high-school and post-secondary students, career changers and immigrants to our region.

Our Standard Practices Committee, which is co-led by Hubie Splinter and Dan Leduc, tackled multiple issues. We are excited to be communicating the OCA's Guide to Change Orders. After consulting with industry, this document is now complete. Dan volunteered to tackle inflation and how to fairly allow for it in tender submission. The OCA worked extremely hard to quickly provide a cost escalation based tendering alternative. This option was presented to owners that encompassed the entire construction industry. We still have work to do to get owners on board.

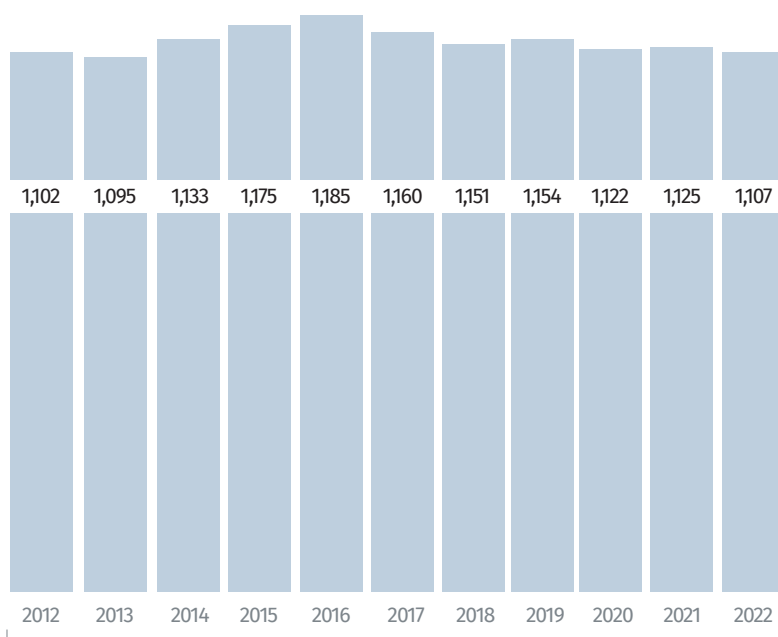
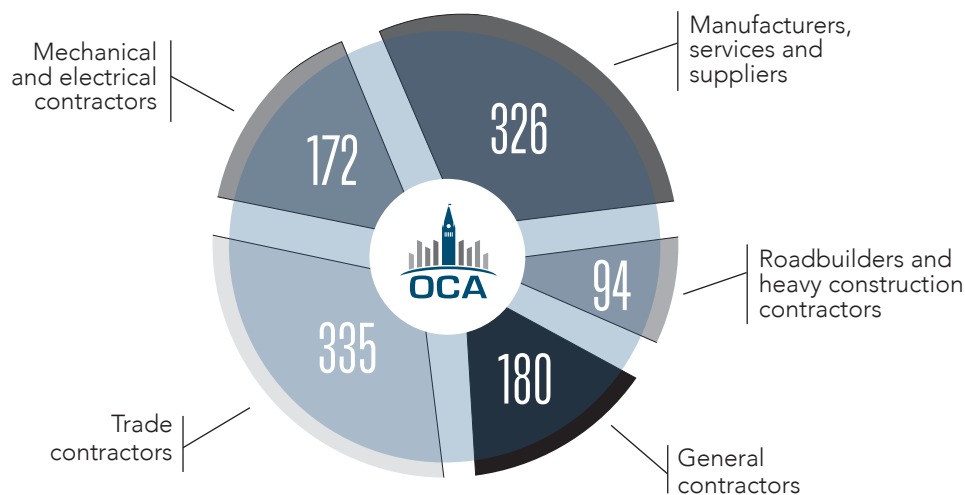
Our success would not be possible without the experience and leadership of John Devries and the OCA team. Working with them has reinforced to me how a team should function. The next year will provide challenges and opportunities. We are extremely fortunate to have Paul Mayer moving into the Chair's role. Under his leadership, the OCA will continue to grow and prosper.

Tim Vizena  
OCA Chair, 2022–2023

# MEMBERSHIP, CHARITY AND PROMOTIONS REPORT

Membership in OCA contracted slightly in 2022. At year's end, we counted 1,107 members – 18 fewer than we did in 2021. The good news is, we continue to represent a large portion of the region's non-residential construction sector, and we remain a strong and vibrant entity that supports their interests.

Our membership breakdown at year's end was as follows:



OCA membership totals, 2012-2022

OCA is proud to represent a broad base of construction companies, from across all sectors, sizes and disciplines and we support them to our fullest ability.



# Giving back to our community

Each year, OCA strives to donate one percent of its annual income to local charity organizations. It's our way of giving back to those groups that make the lives of those around us better, and that make our community a better place to live.

Our local construction industry has a proud tradition of giving back to community organizations. Some contribute in small ways; others on much larger scales. No matter the scope of their interventions, the end goal of their efforts remains the same: to improve the lives of others.

Last year, we were pleased to support the following local charitable causes:

- Ronald McDonald House Charities Ottawa
- Leukemia & Lymphoma Society of Canada
- Children's Hospital of Eastern Ontario  
(OCA and the Ottawa Young Construction Leaders)
- Youville Centre (through OCA Women in Construction)



*The OCA Women in Construction donated \$2,000 to the Youville Centre in November.*

## Helping those who help kids – support for RMHCO

We were pleased to provide \$25,000 in support to Ronald McDonald House for its planned renovation project at the Children's Hospital of Eastern Ontario.

OCA Chair Tim Vizena and President John DeVries delivered the pledge during our annual general meeting last March 24. Receiving the cheque were Ronald McDonald House Charities Ottawa (RMHCO) CEO Christine Hardy and board chair Dan Baldwin.

Located on the campus of the Children's Hospital of Eastern Ontario, RMHCO is a 14-bedroom home that houses the families of children who are seeking care at CHEO.

Expansion plans call for the facility to grow to nearly 25,000 square feet and increase the number of bedrooms from 14 to 22.

Architects IDEA Design have created a plan for the space that offers many features and comforts facilities have advocated for, including laundry facilities on reach floor, quiet dining spaces for eating-disorder families, and separate workspaces in guest suites for parents to work while children sleep and recover.

The expansion project has been budgeted at \$18.9 million with a goal of building to net-zero carbon standards.



*OCA presented a cheque for \$25,000 to Ronald McDonald House Charity at our annual general meeting last March.*

## Coming together to support LLSC

Later in the year, OCA joined a community campaign to raise funding in support of the Leukemia & Lymphoma Society of Canada (LLSC). Our initial involvement was a contribution of \$25,000 in proceeds from our Chairman's Cup tournament in September. Later in the year, thanks to a campaign led in part by OCA board member Hubie Splinter, that total grew to more than \$87,000, and involved more than 20 OCA member firms.

LLSC funds a wide variety of research programs aimed at developing game-changing treatments for those who suffer from blood cancers.

One treatment in particular involves extracting T cells from a patient's blood and genetically modifying them in a lab to enable them find and kill cancer cells. These supercharged cells are then put back into a patient's bloodstream where they multiply and find and destroy cancer cells.

Thanks to LLSC's partnership with BioCanRX, a network of scientists, clinicians, academic institutions, non-governmental organizations and industry partners, clinical trials of this therapy are now being piloted in Canada. LLSC is one of the funding partners in this initiative, providing \$500,000 this year to support the project.



Chair Tim Vizena presents a cheque for \$25,000 to Darren Bessette and Catalina Jimenez of The Leukemia & Lymphoma Society of Canada at our Chair's reception on November 3.



## Construction Community Cares Parade generates smiles – and funds – for CHEO & Rogers House

On Saturday, September 10, a parade of some 50 trucks, floats, cars and pieces of equipment rolled by CHEO and Roger's House bringing smiles to many youngsters and families both on the street as well as from the windows of CHEO.

Alongside our friends at the National Capital Heavy Construction Association, OCA donated \$50,000 to this great cause.

Thanks to everyone who donated and took part in this fantastic event!



### Membership, Charity & Promotions Committee members, 2022

Chair: Tim Vizena, R. W. Tomlinson Members include the executive committee of OCA.

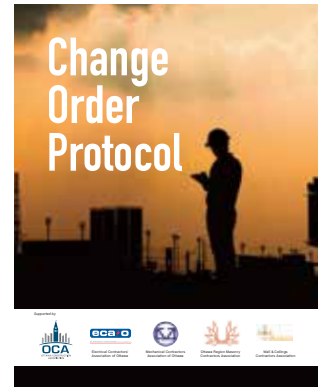
# STANDARD PRACTICES COMMITTEE REPORT

The members of the OCA's Standard Practices Committee are always hard at work, behind the scenes, studying the emerging issues that are front and centre in our industry, and providing their advice to fellow contractors or to the members of our local purchasing or design communities.

It's challenging work. The subject matter they address is often heavily nuanced. Striking the right balance among a wide variety of interests can be a difficult task.

## Change Order Protocol Guide launched

One of the committee's major accomplishments was the launch of the Change Order Protocol Guide. Available on the Resources section of the OCA's website, the document proposes a series of guidelines that provide a systematic, standardized, fair process for the pricing of change orders for contractors and other members of the local industry. It also aims to inform industry participants as to the considerations involved in pricing a change order and the need for appropriate markups for overhead and profit on change orders.



Contractors are invited to use the guide and to share it regularly with other project stakeholders (e.g., owners and consultants). The analysis presented in the report should serve as a helpful tool for reducing confusion and conflict among various project stakeholders.

## Dealing with hyper-inflation

In July, OCA was front and centre in helping educate the industry to the risks of hyper-inflation. The first half of 2022 saw construction material prices rise by as much as 15%, 35% or even 50%. The impact on construction projects across the city was extensive, leading to procurement delays and cost overruns.

OCA developed two items in response. The first was an advisory to owners and contractors explaining about the nature of the issue and the potential risks to construction projects. The second was a price-adjustment clause for owners to include in the tender documents to share the risk associated with certain commodity prices.

More information about the clause, and the document itself, is available on the News page of the OCA website.

CONSTRUCTION PRODUCTS	% INCREASE APRIL 2021 TO APRIL 2022
Gas fuels	106 %
Asphalt	49 %
Plastic sewer, storm drain & water main pipe	52 %
Concrete pipe	21 %
Millwork	20 %
Iron & Steel	25 %
Steel pipe & tube	55 %
Nonferrous wire & cable	23 %
Heating equipment	20 %
Sheet metal products	28 %
Structural, Arch & Pre-Engineered metal products	47 %
Structural Metal bar joists & concrete rebar	44 %
Asphalt felts & coatings	20 %



## Mandatory COVID vaccination policies

OCA was front and centre in 2022 dealing with the question of how to handle purchasers' policies regarding mandatory COVID-19 vaccination. At the time, vaccination was considered mandatory for anyone – contractor or employee – wishing to work in many public buildings.



The challenge for the construction sector was that vaccination became a contentious issue.

In a heated construction market such as Ottawa's where there is an insufficient number of construction workers to begin with, many employers had not adopted mandatory vaccination policies out of fear that they would lose workers. Approximately 10 to 15 percent of the local industry's workers are unvaccinated.

The situation was complicated by the City of Ottawa's policy which extended the mandatory vaccination requirement to those workers working on open-air projects in the outdoors. In part due to the OCA's explanation, the city amended its policy to apply only to employees in identified high-risk settings including long-term care employees, shelter and respite centre workers, and paramedics.

## Ongoing meetings with the City of Ottawa

The City of Ottawa is a leading buyer of construction services. Its annual construction and renovation program is typically valued at \$1 billion, and is occasionally boosted by the construction of notable projects such as the light rail line, and the Adisoke public library.

The OCA has an excellent working relationship with senior management in construction and procurement. Representatives from each group meet quarterly to address construction issues – and 2022 was no different.

Issues of dialogue included the city's mandatory vaccination policy, non-standard contract clauses, tendering best practices in respect of naming of subtrades, dynamic pricing, hyperinflation cost escalation clause, delaying the implementation of the city's health and safety management system requirement one year, and providing a guideline to the city in reviewing bidders request to withdraw their low bid without forfeiting their 10% bid security.



## VPM Program Results (Yearly Analysis)

Contractor Projects						
Year	2020 (Jan – Dec)		2021 (Jan – Dec)		2022 (Jan – Oct)	
	Total	% of Total	Total	% of Total	Total	% of Total
# Projects Opened	149		165		156	
# Projects Evaluated	140	94%	163	99%	100	64%
Average Project Score	81.63		81.18		82.09	
# Appeals	2 <i>increased</i>	1.5%	5 <i>increased</i>	3.1%	2 <i>1 increased; 1 maintained</i>	2%
# Scores Below Satisfactory	11	8%	13	8%	6	6%
# Bid-By-Pass (80:20)	3		7		3	



☐ # Projects Opened (2015 to 2022) : 1389  
 ☐ # Projects Evaluate (2015 to 2022) : 1165  
 ☐ Average Project Score (2015 to 2022) : 80.82

OCA also continues to work with the city to ensure the smooth running of the city's Vendor Performance Management system. The tool allows city staff to score contractors' performance in a number of categories as they work together on construction projects.

Since the program's inception in 2015, the city has evaluated a total of 1,389 construction projects and the average project score is 80.82.

### Dialogues on fair contract terms

Finally, OCA regularly receives inquiries from buyers and their design consultants asking for input on tendering matters or contract conditions. These issues often generate significant debate among the committee members, and yield comprehensive suggestions for resolution.

#### Standard Practices Committee Members, 2022

Co-Chair: Hubie Splinter, Graebeck Construction

Co-Chair: Dan Leduc, Soloway Wright LLP

Jason Adams, Duron Services  
 Doug Brooks, Hobin Architecture  
 Mike Caletti, Univex  
 Ken Crawford, C & M Electric  
 Dean Drevniok, Frecon Construction  
 Cathy Godin, SK Sheetmetal  
 John Graf, JL Richards  
 Patrick Hebert, Pomerleau Construction  
 Pierre Lafontaine, Raymond Roofing  
 Serge Massicotte, Massicotte Construction  
 Bernie Normand, BJ Normand  
 Sam Sayed, Demo Works

Yves Beaudoin, Jumecon Construction  
 Michael Lelacheur, Reliance Construction Management  
 James Chapman, HDR Architects  
 Brian Decoste, Pomerleau Construction  
 Tony De Marinis, De Marinis (DMA) Inc.  
 Richard Goldstein, KRP Properties  
 Russell Grass Jr., Waterdon Construction  
 Adam Hendriks, Greenbelt Construction  
 Humberto Ferrer, Marathon Underground  
 Leanne Wilson, Carleton University  
 John Owens, R.W. Tomlinson  
 Steve Schmalz, PCL Constructors

# OTTAWA'S YOUNG CONSTRUCTION LEADERS

The OYCL would first like to acknowledge the outstanding contributions of outgoing 2022 OYCL Chair, David Gaudreau. David has led the OYCL through some of its toughest periods from gathering limitations to hosting our largest ever golf tournament. David has been instrumental as the OYCL continues to grow and contribute to the success of young professionals starting in our field.



*OYCL raised \$5,000 in support of CHEO at its August golf tournament.*

The OYCL revamped our team in 2022 and launched a renewed effort towards community building. We kicked off the year with an outstanding Poker event highlighted by a \$2,620-donation to Roger Nielson House. Followed by the Interprovincial Zipline at Zibi in support of Minwaashin Lodge our team remained committed to charity partnerships. By expanding our team in 2022 we celebrated new opportunities to connect with local organizations who shared our brand and dramatically increased member participation.

We look forward to a continued focus in 2023 by highlighting community contribution as critical to our success story. With an exciting calendar of events scheduled and our freshest committee in recent years new ideas and new ways to engage will be the mantra of the OYCL for 2023. We look forward to meeting new and familiar faces as the OYCL continues to thrive!

Sincerely,

Keaton Ambrose & Melanie Grass-Hernen  
Co-Chairs OYCL 2023



## **Ottawa Young Construction Leaders Steering Committee Members, 2022**

**Co-chairs: Melanie Grass-Hernen, Waterdon Construction and Keaton Ambrose, Chandos Construction**

David Gaudreau, Nucor Harris Rebar  
Casey Murray, GGFL Accounting  
Chelsea Burke, Arthur J. Gallagher  
Chantal Gray, Modern Niagara  
Michelle Richer, Marathon Drilling  
Ali Torabi, Ed Brunet & Associates  
Marc-Antoine Cuerrier, BGIS

Corey Joliffe, Roof Tops Roofing  
Sonia Di Nino, LRO Staffing  
Patrick Lalonde, Lafarge Canada  
Patrick Lavoie, Gowling  
Mykola Pulnyev, EllisDon  
Julie von Einsiedel, Stephenson's Rental Supply

# WOMEN IN CONSTRUCTION

## Developing education and professional development opportunities for women

It was a quiet year for OCA's Women in Construction in 2022. Its steering committee held only the one meeting – in September – where the members set plans to develop future events and programming.

The meeting was followed by a first event on November 8. Hosted at the OCA offices, the Weekday Wine-Down brought together more than 70 women from across our local construction industry.



The evening began with a leadership presentation from Jennie West-Correia of Stratford Managers followed by a chocolate and wine pairing presented by JoJo CoCo and a charcuterie spread provided by OCA.

With the holiday season very much approaching, participants were invited to bring donations in support of the Youville Centre, a local non-profit that serves adolescent mothers and their children.

OCA staff and volunteers delivered proceeds from the event totalling \$2,000, as well as donations of much-needed supplies to the centre on November 23. Committee members Vicki Vaillant of Lamont Flooring and Tracy O'Brien of Tomlinson also delivered a presentation to the young ladies at the centre to promote careers in construction.





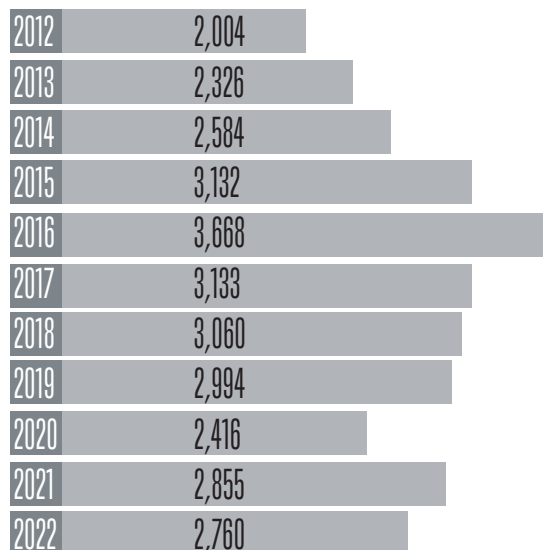
# PLANSROOM COMMITTEE REPORT

## Eastern Ontario's leading resource for construction project information

Activity in our plansroom stepped down in 2022, with 95 fewer jobs posted than in 2021. To put that into perspective, 2021 was an exceptionally busy year for plansroom activity, with 2,855 jobs posted. So, although the 2,760 posted in 2022 represents a contraction, that figure should be viewed in its proper context.

The City of Ottawa remains one of the biggest sources of projects for our plansroom, with more than 340 projects posted in 2022. That was followed closely by BGIS, which posted 297 projects, and the various departments and agencies of the Government of Canada, which posted a combined 245 projects. Also noteworthy were the more than 970 projects in our Provincial & Other Municipalities category, which represents an increase of nearly 100 projects over 2021's total.

### PLANSROOM PROJECT ACTIVITY, 2012-2022



### PROJECTS LISTED IN 2022 VS 2021

OWNER / AGENCY	2022	2021
City of Ottawa	341	390
PWGSC & Other Federal Depts.	245	259
NRC	30	26
DCC	89	93
NCC	21	14
Provincial & Other Municipalities	971	872
Private Owners & Developers	23	15
Ottawa Housing	60	69
Museums	24	15
Health Care Facilities	71	71
Schools	126	172
Universities & Colleges	101	119
Brookfield	297	389
Prequalifications	108	112
Notice Only	249	238
Other Public Tenders	1	0
Duplicate	3	1
<b>Total</b>	<b>2,760</b>	<b>2,855</b>

**% Change in 1 year** **-3.3%**

# Our Link2Build plansroom software covers all of Ontario

As part of an alliance of seven of Ontario's largest local construction associations, OCA maintains its plansroom through the Link2Build platform.

In addition to the features our members have come to expect, the Link2Build plansroom software integrates with eSolutions' bids&tenders digital bidding platform. Currently, more than 200 public and private-sector buyers post billions of dollars in bid opportunities exclusively on bids&tenders. An additional subscription to this service, in conjunction with the Link2Build platform, will open the door for contractors to access hundreds of open bids daily.

Link2Build's plansroom is split up into seven zones that cover the entire province. OCA members are based in zone 5, which covers the area from Petawawa to Cornwall to Gananoque. Members can purchase subscriptions for additional areas in the province for just \$600 per zone. A membership for Barrie and the GTA is priced at \$999.

Combined, the seven Link2Build partners processed and hosted more than 14,100 total construction bid opportunities in their plansrooms in 2022.



	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	
2022	WCA	LDCA, GVCA, NCA	GTA & Barrie	KCA	OCA	NOCA	Total
January	174	293	293	125	210	62	1,157
February	197	402	355	169	304	67	1,494
March	241	532	448	192	332	80	1,825
April	168	465	420	92	251	70	1,466
May	152	409	335	83	227	52	1,258
June	172	360	351	92	246	61	1,282
July	136	305	298	75	217	39	1,070
August	140	311	281	97	225	29	1,083
September	129	278	337	65	215	50	1,074
October	95	197	245	55	180	44	816
November	103	265	244	55	189	38	894
December	81	171	224	39	155	30	700
<b>Total</b>	<b>1,788</b>	<b>3,988</b>	<b>3,831</b>	<b>1,139</b>	<b>2,751</b>	<b>622</b>	<b>14,119</b>

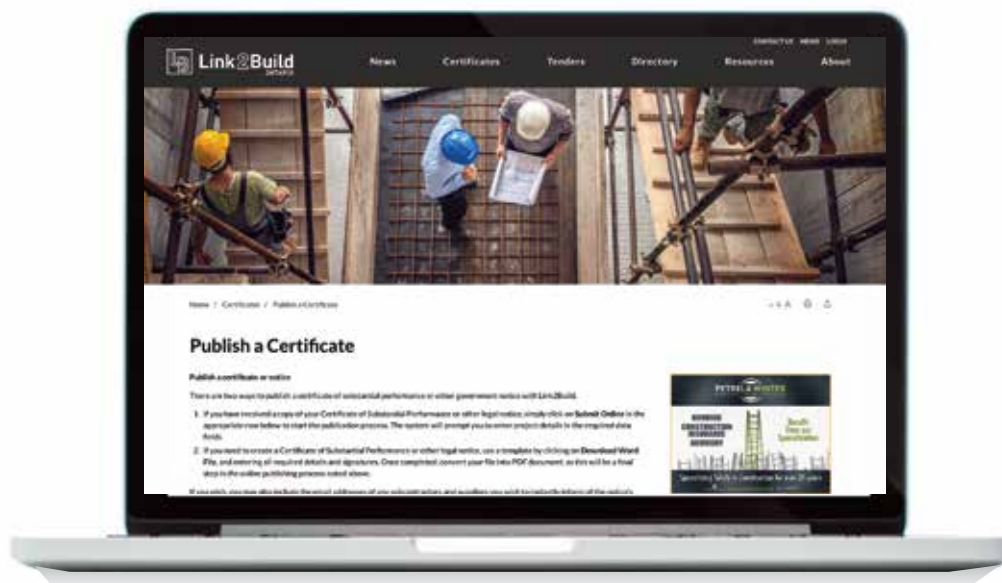
# Publish your CSPs with us

In addition to its plansroom capabilities, the Link2Build website offers two other key features.

The first is a daily news feed that covers news in Ontario's construction industry. Our writers report on key developments and trends across the sector, including news on project announcements, economic developments, human resource issues, technology and more.



The second is a forum for publishing certificates of substantial performance (CSPs). Recent changes to Ontario's Construction Act opened the door for publishing these notices in a digital format. Link2Build offers users the opportunity to quickly publish CSPs for just \$199. Each notice is archived indefinitely, and meets all stated legal requirements under the Construction Act. What's more, all fees charged for publishing CSPs on Link2Build.ca are returned directly to the seven members of the Link2Build alliance.



## Plansroom Committee Members, 2022

Chair: Greg Clarke, Valley Utilities

Susan Blanchard, Futech  
Mykola Pulnyev, EllisDon  
Guy Lateigne, Vitrierie Latreille  
Elizabeth Primeau, Total HVAC  
Syed Hasan, CertaPro

Bob Watson, Marathon Underground  
Jamie Koeslag, REL Controls  
Cathy Major, Louis Bray Construction  
Russell Grass Jr., Waterdon Construction  
Marc Laliberte, Alliance Engineering & Construction Ltd.

# ENTERTAINMENT COMMITTEE REPORT

## Networking again with friends and colleagues

After the COVID-19 pandemic put a damper on event plans at OCA for the better part of two years, we were pleased to bring back a near-full schedule of events in 2022.



*Professor Ian Lee*

We opened the calendar in March with our annual general meeting at the Centurion Centre – only days after the provincial government lifted mandates requiring masks and capacity limits in public settings. More than 300 people attended. The business portion of the event touched on the association's achievements in 2021, including its advocacy work, its financial health, and its services to members.

Outgoing chair Ray Shannon handed the OCA's ceremonial gavel over to his successor, Tim Vizena, vice-president of Tomlinson Infrastructure.

## Congrats to our long-standing members!

Each year at our annual general meeting, OCA is proud to celebrate those members that have been with us 25 and 50 years. The achievement is a testament not only to our continued relevance as an organization, but also to these businesses' ability to serve their customers and to adapt to changing market conditions.

Celebrating its 50th anniversary as an OCA member in 2022 was Heidelberg Cement Group.

Meanwhile, those celebrating their 25-year memberships were: Anew Electrical Contracting, Automated Logic, Bascon Control Technologies, Cahill Windows & Doors, Canada Paving & Construction, Gerry Crepin Cartage, DCL Drywall, Durell Construction, Explotech, HTS Engineering, Instaco, Pavage Inter Cité, Laframboise Group, R.K. Porter General Contracting, Torus Construction, Travelers Insurance Company, and Vision Painting.





The audience also heard from Dan Baldwin and Christine Hardy of Ronald McDonald House about its planned project to add 25,000 square feet to its existing facility on the grounds of the Children's Hospital of Eastern Ontario. Carleton University Professor Ian Lee also spoke.

Our spring golf tournament followed in June, and what an event it was. For the first time ever, we hosted more than 500 players. The big day was June 14, with players enjoying their rounds of golf at Anderson Links and The Meadows.



Golf was on the agenda again in September, when we hosted our Chairman's Cup tournament across three courses – Eagle Creek, Loch March and The Marshes – on September 13. More than 400 players braved the weather and stayed (relatively) dry.



Our 2022 calendar wrapped up in November with two events. Our Chairman's Reception at the Centurion Center on November 3.

The highlight of the event was a special address from then-mayor-elect Mark Sutcliffe. He thanked voters for their support, and reminded the guests in the room not only of his plan to spend millions to improve, repair, and maintain the city's critical infrastructure, but also of his desire to strike a more harmonious tone in council and across the local government.

After Canadian Construction Association Chair Brendan Nobes presented his remarks, OCA issued a \$25,000-donation to The Leukemia & Lymphoma Society of Canada.



*Chair Tim Vizena and then-mayor-elect Mark Sutcliffe.*



Finally, on November 26, we closed out the year in style with our annual Christmas Gala at the Chateau Laurier. It was back to old times for the event, with more than 300 members and their guests enjoying an evening of dinner, drinks and dancing in the hotel's grand ballroom.

Thank you to everyone who attended our events in 2022 – thank you as well to our sponsors for their support, and without whom none of these events would be nearly as successful.

### Entertainment Committee Members, 2022

Chair: Bob Bent, Home Hardware

Jason Adams, Duron Services  
Norm Castonguay, Asbex  
Tony De Marinis, De Marinis (DMA) Inc.  
Pierre Lafontaine, Raymond Roofing  
Michael Lelacheur, Reliance Construction  
Peter Rowbotham, Gifford Carr Insurance  
Suzanne Johnston, Arthur J. Gallagher Insurance  
Humberto Ferrer, Marathon Underground

Stephen Belanger, RW Tomlinson  
Frank Ciccolini, Masters Insurance  
Mark Watson, Sunbelt Rentals  
Melissa Sproule, Tomlinson  
Paul Mutter, Merkley Supplies  
Justin Phillips, BrokerLink  
Tim Oakes, Cabling Ottawa  
Greg O'Reilly, FCI

# OCA 2022 CONSTRUCTION SYMPOSIUM & TRADE SHOW

## Education, entertainment and engagement

It's fast becoming one of our signature events.

OCA was pleased to host its 2022 Construction Symposium and Trade Show on October 5 and 6 at the EY Centre. The event attracted about 150 exhibitors and 1,200 attendees, and was again supplemented by a Youth Engagement segment (see page 19) that featured 20 hands-on trades exhibits and a staggering 3,500 high-school students!

Among the highlights of the event was the series of 20 seminars and panel presentations that touched on topics as diverse as safety, finance and legal affairs. Each day's introductory session also dove deep into local market conditions and projections for the next 18 months of what is already a blazing-hot construction market.



The trade show floor, meanwhile hosted exhibitors from all facets of the industry, and offered long-overdue opportunities to connect with industry partners and fellow members.

Reaction to the event from exhibitors, presenters and attendees was overwhelmingly positive.

The entire event was a great success thanks in part to the participation of our partner associations:

- The General Contractors Association of Ottawa
- The Greater Ottawa Home Builders Association
- The Commercial Landscape Association of Eastern Ontario
- The Ottawa Region Masonry Contractors Association
- The Electrical Contractors Association of Ottawa
- The National Capital Heavy Construction Association
- The Walls and Ceilings Contractors Association
- The Mechanical Contractors Association of Ottawa

Our next edition of the Symposium is scheduled for April 2024. See you then!

### Annual Symposium & Trade Show Planning Group

Members include the Board of Directors of the OCA

# SYMPOSIUM 2022 – YOUTH ENGAGEMENT REPORT

## High-school kids try their hands at the trades

One of the recurring highlights of our Construction Trade Show and Symposium is our focus on youth engagement and youth skills in construction.

The OCA hosted a 10,000-square-foot Youth Engagement Zone at the EY Centre where 20 exhibitors offered more than 3,500 high-school kids the chance to try their hands at various trades.

The event was a little chaotic at times, but the experience was well received – by the kids as well as the volunteers hosting the exhibits.

Thank you to all the partners and volunteers who participated in these important events.

Check out some photos!





# CONSTRUCTION COMMENT MAGAZINE REPORT

## Industry news at your fingertips



Another year of publishing our magazine is in the books.

We were once again pleased to deliver 10 issues of our *Construction Comment* magazine in 2022. Each issue touches on the news in and around our association and across our local, provincial and national industries. Some of the stories we covered last year included profiles of many significant projects around town, as well as trends in apprenticeships, recruitment and training, changes to the provincial utility locate system, new standards for sustainable design and construction, and measures taken at the Workplace Safety and Insurance Board to help employers create stronger safety regimes.

We continue to publish in a digital-only format. That decision helps us not only lessen our impact on the environment, but it also enables us to track our distribution – and our readership – more accurately.

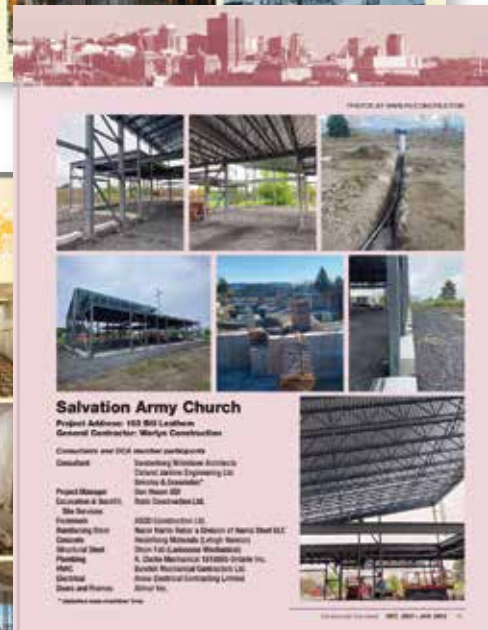
Thank you to our advertisers for their ongoing support of our publication.



## Have a project you'd like to show off?

Construction Comment is always looking for projects to include in our Around Ottawa profile section. Each issue of our magazine features photo profiles of a series of projects from around our region – with free listings for OCA member subtrades and suppliers.

If your firm would like a little free publicity for its hard work, give us a call!



### Construction Comment Magazine Advisory Committee Members, 2022

Chair: Paul Mayer, Sapacon Drywall

Hubie Splinter, Graebek Construction  
Danny Dillon, Dilfo Mechanical

Tim Vizena, Tomlinson

# EDUCATION COMMITTEE REPORT

## Programming on a wide variety of subjects

OCA once again hosted a robust series of education sessions at our offices in 2022. We were pleased to welcome learners back to in-person training, while also offering e-learning opportunities for those who preferred to work remotely.

In all, we hosted 162 courses throughout the year, with a total attendance of 925 people. Our sessions covered a wide variety of subjects, including working at heights training, Bluebeam training, Microsoft Project and Microsoft Excel for construction, CCDC contract forms, construction project closeout, and supervisor training.

Unfortunately, our ConstrucTOURs were put on hold again last year. We hope to have those important education sessions up and running again in 2023.





## Coming soon – OCACareers.ca

Our Education Committee is developing a website focused on promoting careers in construction to those considering their career choices. Our goal is to help develop a sustainable talent pipeline for our industry.

Rich with content aimed at high-school and post-secondary students, people considering career changes, and those immigrating to our region, OCACareers.ca will include:

- information about, and interviews with, industry workers;
- links to career opportunities, co-op programs and career information resources;
- a diversity, equity and inclusion page;
- an industry spotlight page; and
- a connect program page providing details about our program to connect interested people with industry workers.

Our goal is to bring this site live in 2023. Over the course of 2022, our committee members set the framework for the site and fleshed out its content. The committee is currently developing video content for the site, and is looking for members who would be interested in volunteering themselves or their staff for interviews. They are also creating a list of organizations that would be willing to have interested individuals meet with a member of their staff in the office or on site.

Anyone interested in these opportunities can contact Kaitlyn Heuvelmans at [kaitlyn@oca.ca](mailto:kaitlyn@oca.ca).

## Education Committee Members, 2022

### Chair: Bruce Thomas, RECL Construction

Dana Lewis, R. W. Tomlinson  
 Valerie Bellemare, Taggart Construction/Doran  
 Sandro Guarna, McDonald Bros Construction  
 Susan Mayer, Sapacon  
 Sean Lundy, MP Lundy  
 Ross McIntyre, Goodkey Weedmark  
 Kelly Graham, Pinecrest Community Health Centre  
 Leigh Fuller, Thomas Fuller Construction Co. Limited  
 Valerie Bellemare, Taggart  
 Humberto Ferrer, Marathon Underground  
 Marc-Andre Proulx, CSDCEO  
 Ashley Grant, UCDSB  
 Richard Grignon, OCDSB  
 Kelly Graham, PQCHC

Pamela Shroeder, PCL  
 Russell Grass Jr., Waterdon Construction  
 Elisio Temprano, Pye& Richards  
 Pietro Bellai/Jean Gauthier, Bellai  
 John Graf, JL Richards  
 Richard Goldstein, KRP Properties  
 Christopher Hahn, Algonquin College  
 Mike McKay, F.T. Trottier  
 Fiona Murray, Algonquin College  
 Shaun Barr, Algonquin College  
 Patrick Mainville, La Cite  
 Lydia Hamilton, OCDSB  
 Stephanie Bernier, Ottawa U



# BUILDING PERMITS REPORT

## A slight downturn from 2021's record, but an impressive year nonetheless



For the first time in five years, there's something new to say about the volume of construction activity in Ottawa: it didn't set a record.

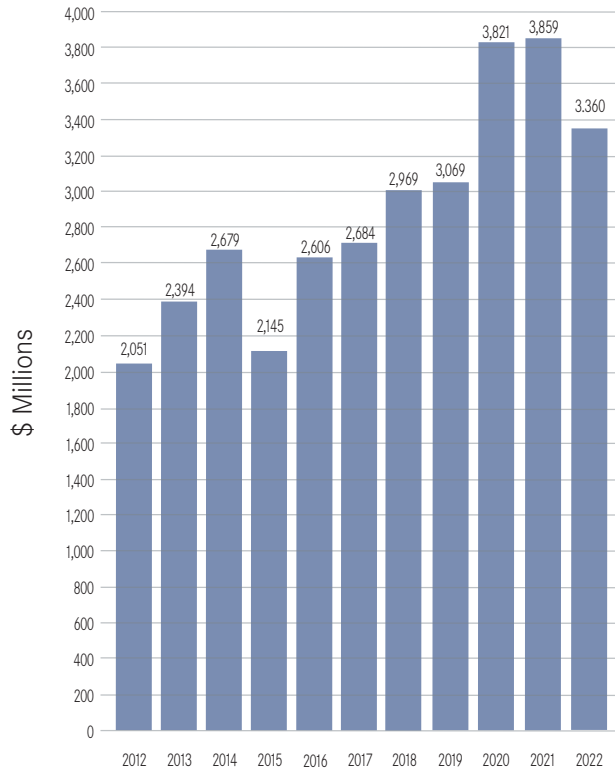
The City of Ottawa issued nearly \$3.36 billion worth of building permits across in 2022. That figure was 13% lower than the \$3.86 billion worth of permits issued in 2021.

In total, the City of Ottawa issued 8,788 building permits for the year, including 55 that were valued at at least \$10 million. Four permits were valued at \$50 million or more.

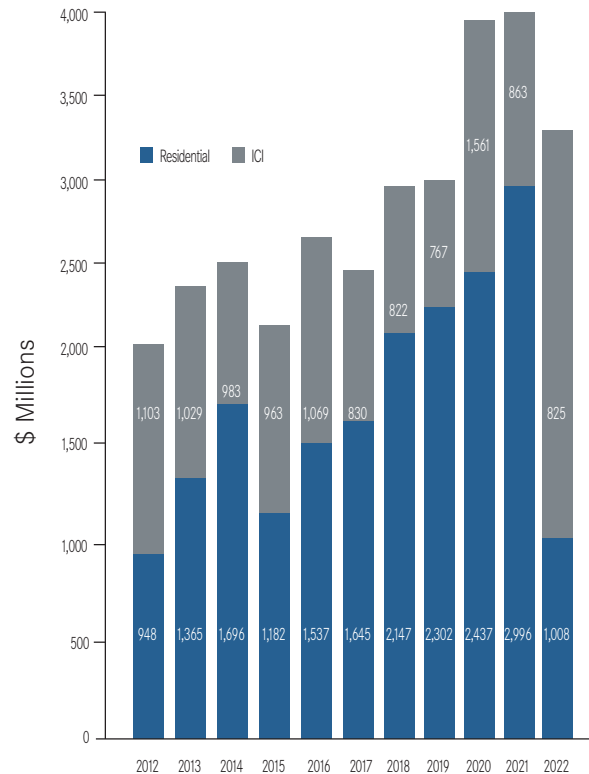
Some of the higher-profile buildings that started construction in 2022 were the Adisoke Library (valued at \$334 million), the University of Ottawa's Faculty of Health Sciences building on Lees Avenue (valued at \$130 million), and the Smart Centres mixed-use development on Baseline Road (valued at \$71 million).



Total value of building permits issued 2012–2022



Total value of building permits issued by type, 2012–2022



## 2022's top permits

Here's a quick overview of some of the biggest projects that started work in 2022:

Ādisōke, Ottawa Central Library – PCL Constructors	\$334 million
University of Ottawa Faculty of Health Sciences – PCL Constructors	\$130 Million
Apartment tower and retirement complex, 1707 Carling Avenue – Claridge	\$78 million
Mixed-use complex, 1405 Baseline Road – Smart Centres	\$71,600,000
30-storey tower, 317 Lett Street	\$63,000,000
31-storey mixed-use tower, 149 Parkdale Avenue – Richcraft Homes	\$53,401,058
26-storey mixed-use building, 320 McRae Avenue – RECL	\$49,644,000
Apartment & retirement home, 130 Central Park Drive – Ashcroft Homes	\$48,910,466
Cummings Retirement Home and Apartments, 1068 Cummings Ave – Morley Hoppner	\$45,599,000
The Dale by Brigil, 29- and 22-storey apartment towers, 99-121 Parkdale Avenue	\$41,845,462
25-storey apartment tower, Block 206-300 Miwate Priv (Zibi development)	\$38,212,449
Baseline by Brigil, 17-storey tower, 2940 Baseline Road	\$33,927,504
75 Slater, 25-storey condo tower – Reliance Construction	\$27,289,181
Petrie's Landing, six high-rise residential towers – Brigil	\$26,850,547
Nine- and three-storey apartments, 1131 and 1151 Teron Road – Manor Park Developments	\$25,526,416
SoHo Champagne 2, 25-storey condominium tower, 115 Champagne Avenue	\$22,695,779
Wateridge Village, 7-storey apartment tower, CFB Rockcliffe	\$20,543,603
Nine-storey apartment building, 93 Norman Street – Tamarack	\$19,926,193
Main & Main, 23- and 29-storey towers on a two-storey podium, 400 Albert Street	\$14,179,433

\*\* Note that the value of issued permits may not reflect actual project values.

# CANADIAN CONSTRUCTION ASSOCIATION REPORT

## CCA securing a strong future for the industry through collective advocacy



**by Mary Van Buren**  
**CCA President**

Representing 20,000+ member firms, the Canadian Construction Association (CCA) is proud of our mission to inspire a progressive, innovative and sustainable construction industry.

The key to our success is working with valued partner associations like OCA. We are powered by your engagement. Together, we are driving change on key issues that make a real impact, not only for the industry but also for all Canadians.

### **A smart infrastructure plan backed by investment**

As the industry's national advocate, CCA has been working to help shape a long-term plan for sustainable infrastructure investment. In our meetings with government leaders, CCA has always maintained that one size does not fit all. Every region and municipality, including our Indigenous communities, has different needs and priorities.

Over the past two years, CCA has been actively engaged to drive more investment in key trade gateways and corridors across the country. This included partnering with the Western Canada Roadbuilders & Heavy Construction Association and bringing in national partners, like Export Development Canada, the Business Council of Canada and the Canadian Chamber of Commerce, to build the support we need among politicians and Canadians. CCA helped fund the report, *From shovel ready to shovel worthy*, to strengthen our case. We are gaining traction, and our goal is to have this important investment for all provinces reflected in the 2024 Federal Budget.





### **Workforce an urgent priority**

More than 70 members from across Canada and representing all sectors of the construction industry met with parliamentarians from all parties to discuss the labour crisis during CCA's annual Hill Day on November 15. Our collective efforts to deliver this message have generated government support for investing in promotion of the trades and changes to immigration, including increasing immigration to help ease the shortfall.

The urgent need for skilled trade workers is also receiving nationwide attention as we work to build the number of apprentices, through our partnership with the Canadian Apprenticeship Service, and turn construction into a first-choice career, through our industry-wide Talent Fits Here campaign.

### **Fair procurement**

CCA's semi-annual Meech Lake meeting with government leaders resulted in a commitment to establish a working group on procurement and project delivery methods. We also embarked on a fact-finding mission this summer to learn first-hand from members about their challenges with current procurement practices. Dubbed the Standard Practices Tour, CCA visited Vancouver, Edmonton, Winnipeg, St. John's and Montreal in June. We continue to advocate for changes to the security screening process which continues to add unnecessary red tape to federal government procurement.

We look forward to meeting with Ottawa contractors later this year to hear first-hand from you what your issues are and how CCA can help.

### **Action-backed policies to support green infrastructure**

The federal government knows that construction has a major role to play in its greening strategy and achieving Canada's net zero targets. We submitted detailed recommendations on developing a buy clean policy, mandating change, enabling investment decisions, growing Canada's advantage in building practices, technology and building materials, and training and incentivizing the future workforce. Following the submissions, CCA has been invited to participate in a working group on Canada's Green Buildings Strategy. CCA and our partners are also aligning on our message that governments must update building codes, provide incentives for businesses, share climate data, and create a list of approved "green" materials.

### **Welcome, Bruce Thomas!**

Finally, we are thrilled to welcome Bruce Thomas, P. Eng, President of Ron Eastern Construction Ltd and OCA Board Director, to our 2023-24 General Contractors National Advisory Council.







# FINANCIAL REPORT

# 2022

## **Independent Practitioner's Review Engagement Report**

To the members of  
The Ottawa Construction Association  
L'Association de la Construction d'Ottawa

We have reviewed the accompanying financial statements of The Ottawa Construction Association - L'Association de la Construction d'Ottawa, which comprise the statement of financial position as at December 31, 2022 and the statements of operations, changes in net assets and cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

### **Management's responsibility for the financial statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian accounting standards for not-for-profit organizations and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

### **Practitioner's responsibility**

Our responsibility is to express a conclusion on these financial statements based on our review. We conducted our review in accordance with Canadian generally accepted standards for review engagements, which require us to comply with relevant ethical requirements.

A review of financial statements in accordance with Canadian generally accepted standards for review engagements is a limited assurance engagement. The practitioner performs procedures, primarily consisting of making inquiries of management and others within the entity, as appropriate, and applying analytical procedures, and evaluates the evidence obtained.

The procedures performed in a review are substantially less in extent than, and vary in nature from, those performed in an audit conducted in accordance with Canadian generally accepted auditing standards. Accordingly, we do not express an audit opinion on these financial statements.

### **Conclusion**

Based on our review, nothing has come to our attention that causes us to believe that these financial statements do not present fairly, in all material respects, the financial position of The Ottawa Construction Association - L'Association de la Construction d'Ottawa as at December 31, 2022 and the results of its operations and its cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

### **Other matter**

The budget data presented in the statement of operations are not an integral of the financial statements. We have not reviewed these budget data and, accordingly, we do not express a review conclusion or any other form of assurance on this information.

*Raymond Chabot Grant Thornton LLP*

Chartered Professional Accountants,  
Licensed Public Accountants

Ottawa, Canada March 8, 2023

# The Ottawa Construction Association - L'Association de la Construction d'Ottawa Operations

Year ended December 31, 2022  
(Unaudited)

	2022		2021
	Budget (Unreviewed)	Actual	Actual
	\$	\$	\$
<b>Revenues</b>			
CCA/CCDC/CSAO documents	120,000	114,559	113,313
Directories	25,000	18,150	21,720
Education	230,000	229,112	289,131
Membership fees	1,152,500	1,158,685	1,119,220
Interest	12,000	36,964	12,894
Labour relation administration	60,000	60,000	60,000
Magazine	130,000	132,690	130,150
Plansroom operations	95,000	100,255	110,767
Rental	58,900	79,967	59,105
Social activities	759,600	980,781	232,953
Other	20,000	24,909	18,739
	<b>2,663,000</b>	<b>2,936,072</b>	<b>2,167,992</b>
<b>Expenses</b>			
Accommodation costs (Note 3)	126,000	140,078	124,178
Amortization of tangible capital assets	175,000	152,158	157,779
Board and committee meetings	25,000	36,538	11,361
CCA/CCDC/CSAO documents (Note 6)	70,000	50,940	47,877
Association fees	172,400	175,320	170,533
Consulting services	30,000	31,568	26,856
Directories	20,000	17,323	19,530
Doubtful accounts		8,556	186
Education	155,000	160,567	197,465
General office administration	52,500	87,955	69,121
Insurance	10,735	12,249	11,441
Interest and bank charges	60,000	51,889	36,324
Magazine	100,000	97,300	95,400
Plansroom operations	9,900	10,352	11,316
Professional fees	10,000	10,051	6,661
Promotions (Note 4)	35,000	81,792	23,415
Salaries and employee benefits	800,000	690,572	717,463
Social activities costs (Note 4)	644,300	831,179	197,470
Staff training	4,000	1,019	965
Telecommunications	12,000	8,758	11,532
Travel	30,000	15,630	18,008
	<b>2,541,835</b>	<b>2,671,794</b>	<b>1,954,881</b>
<b>Excess of revenues over expenses</b>	<b>121,165</b>	<b>264,278</b>	<b>213,111</b>

The accompanying notes are an integral part of the financial statements.

**The Ottawa Construction Association -  
L'Association de la Construction d'Ottawa**  
**Changes in Net Assets**

Year ended December 31, 2022  
(Unaudited)

	<b>2022</b>			<b>2021</b>
	<b>Unrestricted</b>	<b>Invested in tangible and intangible capital assets</b>	<b>Internally restricted - capital fund</b>	<b>Total</b>
	\$	\$	\$	\$
Balance, beginning of year	1,137,065	5,790,605	402,466	7,330,136
Excess (deficiency) of revenues over expenses	416,436	(152,158)		264,278
Acquisition of tangible and intangible capital assets	(5,762)	5,762		
Balance, end of year	1,547,739	5,644,209	402,466	7,594,414

The accompanying notes are an integral part of the financial statements.

	<b>2022</b>	<b>2021</b>
	\$	\$
<b>OPERATING ACTIVITIES</b>		
Excess of revenues over expenses	264,278	213,111
Non-cash items		
Amortization of tangible capital assets	152,158	157,779
Changes in working capital items		
Trade and other receivables	1,048	(23,502)
Inventories	(15,083)	(9,376)
Prepaid expenses	39,475	(43,849)
Trade accounts payable	49,050	(3,177)
Deferred revenues	(66,687)	181,853
Cash flows from operating activities	424,239	472,839
<b>INVESTING ACTIVITIES</b>		
Acquisition of investments	(1,280,000)	(608,000)
Disposal of investments	284,019	493,976
Acquisition of tangible capital assets	(5,762)	(11,832)
Cash flows from investing activities	(1,001,743)	(125,856)
<b>Net increase (decrease) in cash</b>	<b>(577,504)</b>	<b>346,983</b>
Cash, beginning of year	614,880	267,897
Cash, end of year	37,376	614,880

The accompanying notes are an integral part of the financial statements.



**The Ottawa Construction Association -  
L'Association de la Construction d'Ottawa**  
**Financial Position**

December 31, 2022

	<u>2022</u>	<u>2021</u>
	\$	\$
<b>ASSETS</b>		
Current		
Cash	37,376	614,880
Short-term investments, in guaranteed investment certificates	506,803	318,214
Trade and other receivables (Note 5)	107,079	108,127
Inventories (Note 6)	65,146	50,063
Prepaid expenses	25,972	65,447
	<u>742,376</u>	1,156,731
Long-term		
Investments, in guaranteed investment certificates	1,538,926	731,534
Tangible capital assets (Note 7)	5,623,902	5,770,300
Intangible assets (Note 8)	27,800	27,800
	<u>7,933,004</u>	<u>7,686,365</u>
<b>LIABILITIES</b>		
Current		
Trade accounts payable (Note 10)	129,886	80,838
Deferred revenues	208,704	275,391
	<u>338,590</u>	<u>356,229</u>
<b>NET ASSETS</b>		
Unrestricted	1,547,739	1,137,065
Invested in tangible and intangible capital assets	5,644,209	5,790,605
Internally restricted - capital fund	402,466	402,466
	<u>7,594,414</u>	<u>7,330,136</u>
	<u>7,933,004</u>	<u>7,686,365</u>

The accompanying notes are an integral part of the financial statements.

On behalf of the Board,

\_\_\_\_\_  
Director

\_\_\_\_\_  
Director

# **The Ottawa Construction Association - L'Association de la Construction d'Ottawa**

## **Notes to Financial Statements**

December 31, 2022

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### **1 - GOVERNING STATUTES AND PURPOSE OF THE ASSOCIATION**

The Association was incorporated without share capital under the Business Corporations Act of Ontario to foster and advance the interests of those engaged in the non-residential construction industry in the Ottawa area. It is a registered charity under the Income Tax Act.

### **2 - SIGNIFICANT ACCOUNTING POLICIES**

#### **Basis of presentation**

The Association's financial statements are prepared in accordance with Canadian accounting standards for not-for-profit organizations.

#### **Accounting estimates**

The preparation of financial statements requires management to make estimates and assumptions that affect the amounts recorded in the financial statements and notes to financial statements. These estimates are based on management's knowledge of current events and actions that the Association may undertake in the future. Actual results may differ from these estimates.

#### **Revenue recognition**

The Association follows the deferral method of accounting for revenues. Under this method, revenues restricted for future period expenses are deferred and are recognized as revenue in the year in which the related expenses are incurred. Unrestricted revenues are recognized as revenue when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.

##### *Membership fees*

Membership fees are recognized in the year to which they apply when a persuasive evidence of an arrangement exists, fees are fixed or determinable and collection is reasonably assured. The liability relating to the received but unearned portion of revenues from membership fees is recognized in the statement of financial position as deferred revenues.

##### *Education revenue*

Education revenue relates to fees charged for courses and seminars and are recognized as revenue in accordance with the agreement between the parties, when the course and seminar takes place, fees are fixed or determinable and collection is reasonably assured. The liability relating to the received but unearned portion of revenues from education is recognized in the statement of financial position as deferred revenues.

##### *Interest income*

Interest income is recognized on a time apportionment basis using the accrual method of accounting.

# **The Ottawa Construction Association - L'Association de la Construction d'Ottawa**

## **Notes to Financial Statements**

December 31, 2022

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### **2 - SIGNIFICANT ACCOUNTING POLICIES (Continued)**

#### *Other service revenues*

Canadian Construction Association (CCA), Canadian Construction Documents Committee (CCDC) and Central Services Association of Ontario (CSAO) documents, plansroom operations and social activities revenues are recognized when a persuasive evidence of an arrangement exists, services have been rendered, fees are fixed or determinable and collection is reasonably assured.

Magazine revenue is recognized upon issuance of the magazine, as fees are fixed or determinable and collection is reasonably assured.

Labour relation administration revenue is recognized in the month that it is earned, fees are fixed or determinable and collection is reasonably assured.

#### *Rental income*

The Association records rental revenue on a straight-line basis over the lease terms when collection is reasonably assured.

### **Financial assets and liabilities**

#### *Initial measurement*

Upon initial measurement, the Association's financial assets and liabilities from transactions not concluded with related parties and those from transactions with parties whose sole relationship with the entity is in the capacity of management (and members of the immediate family) are measured at fair value, which, in the case of financial assets or financial liabilities that will be measured subsequently at amortized cost, is increased or decreased by the amount of the related financing fees and transaction costs. The Company's financial assets and liabilities from related party transactions are measured at cost.

Transaction costs relating to financial assets and liabilities that will be measured subsequently at fair value and those relating to financial assets and liabilities from related party transactions are recognized in earnings in the year they are incurred.

#### *Subsequent measurement*

At each reporting date, the Association measures its financial assets and liabilities from transactions not concluded with related parties at amortized cost (including any impairment in the case of financial assets), whereas those from related party transactions are measured using the cost method (including any impairment in the case of financial assets).

With respect to financial assets measured at amortized cost or using the cost method, the Association assesses whether there are any indications of impairment. When there is an indication of impairment, and if the Association determines that during the year there was a significant adverse change in the expected timing or amount of future cash flows from a financial asset, it will then recognize a reduction as an impairment loss in earnings. The reversal of a previously recognized impairment loss on a financial asset measured at amortized cost or using the cost method is recognized in earnings in the year the reversal occurs.

# The Ottawa Construction Association - L'Association de la Construction d'Ottawa

## Notes to Financial Statements

December 31, 2022

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### 2 - SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### Cash and cash equivalents

The Association's policy is to present in cash and cash equivalents bank balances, including bank overdrafts whose balances fluctuate frequently from being positive to overdrawn, and investments with a maximum maturity of three months from the acquisition date or redeemable at any time without penalty.

#### Inventory valuation

Inventories are valued at the lower of cost and net realizable value. Cost is determined using the first in, first out method.

#### Tangible capital assets and intangible assets

Tangible capital assets and intangible assets acquired are recorded at cost. When the Association receives contributions of capital assets or intangible assets, their cost is equal to their fair value at the contribution date plus all costs directly attributable to the acquisition of the tangible capital assets or intangible assets, or at a nominal value if fair value cannot be reasonably determined.

#### Amortization

Tangible capital assets are amortized over their estimated useful lives according to the straight-line method over the following periods:

	Periods
Building	40 years
Furniture and fixtures	10 years
Computer equipment	4 years
Office equipment	4 years
Intangible assets are not amortized	

#### Write-down

When conditions indicate that a tangible capital asset or intangible asset is impaired, the net carrying amount of the tangible capital asset or intangible asset is written down to the tangible capital asset's or intangible asset's fair value or replacement cost. The write-down is accounted for in the statement of operations and cannot be reversed.

#### Internally restricted capital fund

An internally restricted capital fund was established in order to accumulate funds for future capital expenditures.



**The Ottawa Construction Association -  
L'Association de la Construction d'Ottawa**  
**Notes to Financial Statements**

December 31, 2022

**3 - ACCOMODATION COSTS**

	<u>2022</u>	<u>2021</u>
	\$	\$
Property taxes	36,562	35,321
Repairs and maintenance	71,833	60,985
Utilities	31,683	27,872
	<u>140,078</u>	<u>124,178</u>

**4 - PROMOTIONS AND SOCIAL ACTIVITIES COSTS**

The Association's promotion expenditures are focused on activities or functions that will raise the profile of the Association and the construction industry in the community. One element of the Association's promotional strategy is participation in charitable causes. In 2003, the Board of Directors adopted the guideline that an amount equal to 1% of the total of the Association's membership revenues (\$11,600 in 2022; \$10,450 in 2021) be directed to charity causes out of the Association's promotion budget. Half of this annual amount would be directed to a charity selected by the Chairman.

In 2022, the following charitable donations were made from the surplus proceeds of the social activities and the charity budget:

	\$
Ronald McDonald House	25,000
Lymphoma and Leukemia association	28,800
CHEO	5,120
Youville centre	2,000
Various donations	498
	<u>61,418</u>

**5 - TRADE AND OTHER RECEIVABLES**

	<u>2022</u>	<u>2021</u>
	\$	\$
Trade accounts receivable (a)	<u>107,079</u>	<u>108,127</u>

(a) As at December 31, 2022, amounts owing from one customer represent 30% of the total trade accounts receivable (41% as at December 31, 2021).

(a) The trade accounts receivable are presented in the financial statements net of an allowance for impairment of \$5,643 (\$2,134 as at December 31, 2021). The amount of the impairment loss related to the trade accounts receivable is \$8,556 for the year (\$186 in 2021).

**6 - INVENTORIES**

Total amount of inventory of \$50,940 (\$47,877 in 2021) is recognized as an expense during the year and is presented in CCA/CCDC/CSAO documents.

**The Ottawa Construction Association -  
L'Association de la Construction d'Ottawa**  
**Notes to Financial Statements**

December 31, 2022

**7 - TANGIBLE CAPITAL ASSETS**

	<b>2022</b>		<b>2021</b>
	<b>Cost</b>	<b>Accumulated amortization</b>	<b>Net carrying amount</b>
	<b>\$</b>	<b>\$</b>	<b>\$</b>
Land	1,171,970		1,171,970
Building	4,912,315	552,498	4,482,641
Computer equipment	57,202	53,166	6,998
Furniture and fixtures	164,740	91,763	78,855
Office equipment	203,877	188,775	29,836
	<b>6,510,104</b>	<b>886,202</b>	<b>5,770,300</b>

**8 - INTANGIBLE ASSETS**

	<b>2022</b>	<b>2021</b>
	<b>\$</b>	<b>\$</b>
Educational course material	<b>27,800</b>	<b>27,800</b>

**9 - BANK LOAN**

The Association has an operating line of credit for an authorized amount of \$750,000 of which \$Nil was utilized as at December 31, 2022 (\$Nil in 2021). The line of credit bears interest at prime plus 1.25% (7.7%; 3.7% in 2021) and is not subject to renewal. The line of credit is secured by a general security agreement. Under the credit agreement, the Association is required to respect certain covenants.

**10 - TRADE ACCOUNTS PAYABLE**

	<b>2022</b>	<b>2021</b>
	<b>\$</b>	<b>\$</b>
Accounts payable and accrued liabilities	<b>103,112</b>	24,066
Salaries payable	<b>24,876</b>	23,180
Indirect taxes	<b>1,898</b>	33,592
	<b>129,886</b>	<b>80,838</b>

Government remittances total \$1,898 as at December 31, 2022 (\$33,592 as at December 31, 2021).

**11 - CONTINGENCY**

A lawsuit in the amount of approximately \$1,000,000 has been filed against the Association as a result of breach of contract (\$750,000) and punitive damages (\$250,000). In the opinion of management, this lawsuit is unwarranted, accordingly, no provision has been recorded in this respect.

# **The Ottawa Construction Association - L'Association de la Construction d'Ottawa**

## **Notes to Financial Statements**

December 31, 2022

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### **12 - RELATED PARTY TRANSACTIONS**

During the year, the Association entered into the following related party transactions:

- Labour relation administration fees in the amount of \$60,000 (\$60,000 in 2021) were received from the Ottawa Construction Labour Relations Association, an association having two common members of the Board of Directors.

This transaction was measured at the exchange amount, which is the amount established and accepted by the parties.

### **13 - FINANCIAL RISKS**

#### **Credit risk**

The financial instruments that potentially expose the Association to credit risk are primarily trade accounts receivable. Credit risk relating to accounts receivable is generally diversified since the Association negotiates with a large number of establishments. The Association undertakes credit investigations of its customers' financial situation and generally does not obtain guarantees from them.

#### **Market risk**

The Association's financial instruments expose it to market risk, in particular interest rate risk resulting from its investing activities:

##### *Interest rate risk*

The Association is exposed to interest rate risk with respect to financial assets bearing fixed interest rates. Investments bear interest at a fixed rate and the Association is, therefore, exposed to the risk of changes in fair value resulting from interest rate fluctuations.

#### **Liquidity risk**

The Association's liquidity risk represents the risk that the Association could encounter difficulty in meeting obligations associated with its financial liabilities. The Association is, therefore, exposed to liquidity risk with respect to all of the financial liabilities recognized in the statement of financial position.



# 2022 OCA BOARD OF DIRECTORS



## **Seated from left to right:**

Director: Bob Bent, Stittsville Home Hardware  
Honourary Treasurer: Ken Crawford, C & M Electric  
2nd Vice-Chair: Hubie Splinter, Graebeck Construction  
Chair: Tim Vizena, R.W. Tomlinson  
1st Vice-Chair: Paul Mayer, Sapacon Drywall  
President & General Manager: John DeVries, OCA  
Director: Jason Adams, Duron Services

## **Standing from left to right:**

Director: Greg Clarke, Valley Utilities  
Director: John Graf, JLR Richards & Associates  
Director: Steve Schmalz, PCL Constructors  
Director: Bruce Thomas, RECL Construction  
Director: Humberto Ferrer, Marathon Underground Constructors  
Director: Vincent Lamont, Jacques Lamont Ltée  
Director: Jeff Tremblay, T & M Electric  
Director: Cathy Godin, SK Sheetmetal

## **Absent**

Honourary Secretary: Daniel J. Leduc, Norton Rose Fulbright LLP,  
Past Chair: Ray Shannon, BrokerLink