



A REPORT TO MEMBERS 2023

TABLE OF CONTENTS

3	Message from the Chair
5	Membership, Charity and Promotions Committee Report
8	Standard Practices Committee Report
10	Ottawa's Young Construction Leaders Report
12	Women in Construction Report
14	Plansroom Committee Report
17	Entertainment Committee Report
21	Education Committee Report
24	<i>Construction Comment</i> Magazine Committee Report
26	Building Permit Report
28	CCA's Accomplishments in 2020
31	Financial Reports

MESSAGE FROM THE CHAIR



Paul Mayer
OCA Chair

Another successful year!

Another year has passed, ending my term as Chair of your Ottawa Construction Association. What an honour and pleasure it has been to be involved with a group of experienced individuals who volunteer their time to represent the five main sections of an association that is 1,140 members strong.

A lot of exciting events occurred this past year, some reinstated and others new.

Now that the COVID crisis is behind us, your association was able to bring back some important events that took a pause during the last few years. The “Meeting with the Mayor” occurred once again. The association was able to meet with Mayor Mark Sutcliffe, allowing the board to voice its and your concerns on the pace and manner of growth of the City of Ottawa.

In 2023 we were able to reintroduce the ConstrucTour. Three school boards were invited to participate, which they did by allowing students to partake in an introduction to construction through an interesting tour of the largest heritage rehabilitation project in Canada: the rehabilitation of the Centre Block of Parliament. Many thanks to those individuals who volunteered their time in the OCA's continuing effort to attract youth to an exciting career in construction.

Thanks to Bruce Thomas and the Education Committee for their introduction of the website, www.OCAcareers.ca. The website provides an insight into a multitude of construction careers, complete with relevant personal experiences, and is available for all those interested in a fulfilling career in construction. What an outstanding achievement! Thank you to all who have contributed to this great endeavour.

Many thanks to Stephanie, Angela, and the OCA staff for organizing the events that keep our association educated, knowledgeable, and vibrant, and for always providing a sincere welcome to all new and existing members.

They have been busy organizing the return of the OCA Construction Symposium & Trade Show which will have a full-day lineup of educational seminars, and many trade exhibitors. We invite all members to support this event on April 17. Come out and enjoy the whole day, which includes not only seminars and exhibits, but also lunch and a great cocktail networking reception at the end the day.

Other events included the Summer Cool Down events which took place on various area construction sites, the Women in Construction bingo, an exhaustive list of construction education and training events, and the She Builds She Wears fashion evening which educated me and others on the need and requirement to properly outfit different genders with proper construction wear.

I must also include the annual Christmas Gala which was wonderful this past Christmas and will be even bigger and better this year. And, we cannot forget the Trees of Hope for CHEO event which took place in the lead up to Christmas. In OCA's first-time-ever participation in this event, we not only provided our support for the CHEO Foundation, but we placed second overall. Nice work, team!

This past year, with the help and guidance of Bob Bent, Chair of the Entertainment Committee, and the participation of numerous members, the OCA was able to contribute to two amazing associations, Christie Lake Kids and the Ottawa Mission. And, we have just recently determined that, this year, the OCA will be supporting the Dave Smith Youth Treatment Centre's Village of Hope campaign, and the School Breakfast Program offered in Ottawa's schools by the Ottawa Network for Education. Well done!

Your association also introduced Meet the GC events which allows an informal introduction of many general contractors to various association members. Your association also held the first Trades and M&E Contractors Section Meeting, intended to educate various trade associations and members so they can become more successful in this ever growing and competitive construction environment.

I have spotlighted only a few events in which many Board members were involved. I assure you that there were many more and I thank all the members for their involvement in this year's OCA achievements.

Long overdue, the Board decided to bring some attention back to the OCA Wall of Fame. It has been 25 years since our last inductee. This year, we are proud to introduce two inductees: K. Wayne Crawford and Tommy Sullivan. These two OCA members were chosen after a diligent Board Panel review and were accepted by the Past Chairs Panel as well as through a unanimous vote from the Board. Congratulations!

Finally, I am happy to introduce to you Hubie Splinter, who is the new Chair of the OCA. Each year comes with its demands and opportunities. I have been fortunate to work with Hubie on many occasions over a number of years and I am confident he will succeed and lead us into another outstanding year. You could not be in better hands. Congratulations, Hubie.

Finally, thanks again to your President John DeVries, past and present chairs and board members, and the OCA staff for forming and building an association of which we can all be proud.

Great work everyone and thank you for this experience.



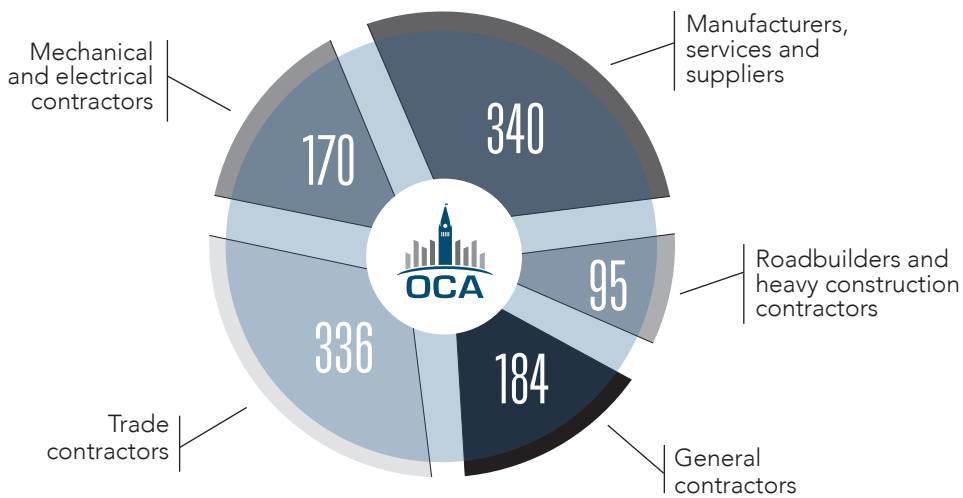
Paul Mayer
OCA Chair, 2023–2024

MEMBERSHIP, CHARITY AND PROMOTIONS REPORT

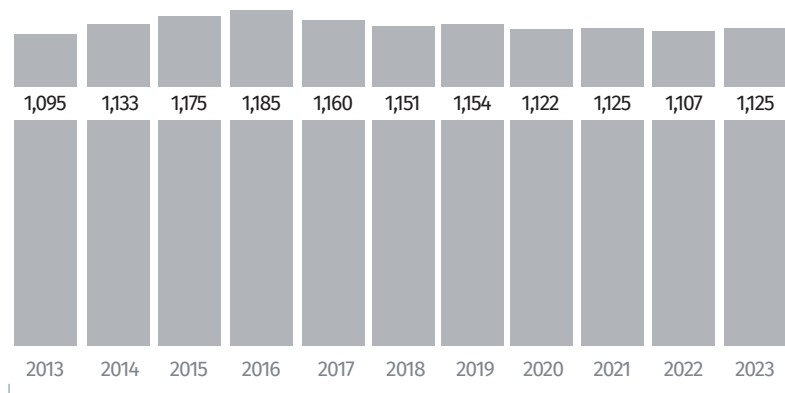
A growing membership base that cares for its community

Membership in OCA grew slightly in 2023. At year's end, we counted 1,125 members – 18 more than we did in 2022. Our association continues 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 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.



OCA membership totals, 2013–2023

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, OCA was pleased to donate more than \$57,000 to the following local charitable causes:

- The Ottawa Mission
- Christie Lake Kids
- Queensway-Carleton Hospital Foundation
- Ottawa Hospital

In addition, the members of our Ottawa Young Construction Leaders group donated \$13,000 to a number of local community initiatives, including:

- Kids Up Front
- BGC Ottawa
- Kitigan Zibi Algonquin Bulls Hockey
- From Poverty to Possibility
- Crossroads Children
- Humane Society
- NextShift Canada
- Ellwood House
- Shepherds of Good Hope



(See our OYCL report on page 10 for more information.)

Construction Community Cares Parade was a huge success!



OCA and the National Capital Heavy Construction Association partnered for the third annual Construction Community Cares Equipment Parade on September 16 to bring smiles to the faces of the children in palliative care at CHEO and Roger Neilson House.

The event our biggest parade yet with over 50 pieces of heavy construction equipment and trucks participating and our member companies raised over \$30,000 in support of CHEO and the Roger Neilson House.

Thank you to everyone who participated, who sponsored, who donated and who volunteered for your support, generosity and for helping show that the Construction Community Cares.



Membership, Charity & Promotions Committee Members, 2023

Chair: Paul Mayer, Sapacon Drywall Members include the executive committee of OCA.

STANDARD PRACTICES COMMITTEE REPORT

Ongoing work to improve the local construction business environment



Sometimes, one of the true values of OCA membership is the work most members don't always see.

The members of the OCA's Standard Practices Committee are always hard at work, behind the scenes addressing those nuts and bolts issues that don't necessarily grab headlines, but which ensure the smooth running of our local industry – and our members' businesses as a result.

Given that the City of Ottawa is one of the largest purchasers of construction services in our region, it stands to reason that the committee works hand-in-hand with city officials to keep construction running smoothly.

YEAR	2015 TO 2019 (OCT)		2020 (JAN-DEC)		2021 (JAN-DEC)	
	Total	% of Total	Total	% of Total	Total	% of Total
# of Projects Opened	921		149		165	
# of Projects Evaluated	763	83%	140	94%	162	99%
Average Project Score	80.4		81.63		81.13	
# of Appeals	10	1%	2	1.5%	5	3.1%
# of Scores below satisfactory	45	5%	11	8%	13	8%
# Bid-By-Pass (80:20)			3		6	

YEAR	2022 (JAN - DEC)		2023 (JAN-DEC)	
	Total	% of Total	Total	% of Total
# of Projects Opened	162		136	
# of Projects Evaluated	134	83%	103	76%
Average Project Score	81.65		83.94	
# of Appeals	2	2%	3	1.5%
# of Scores below satisfactory	6		8	8%
# Bid-By-Pass (80:20)	3		4	

One of the big issues addressed by the committee in 2023 was a series of proposed changes to the city’s Vendor Performance Management (VPM) system. OCA presented a detailed series of responses to the proposed changes. Among them, the association is concerned about the use of the VPM system on the contract award process when the city has conducted a contractor pre-qualification, and the association would like to see the city handle VPM scoring differently for complex, multi-year projects compared to those of much shorter duration and smaller scope.

The association also continued to advocate for clauses on hyper-inflation to help contractors the ongoing effects of escalating material prices, and discussed the implications of a social procurement policy the city is proposing to implement with the launch of the Lansdowne 2.0 project.

Standard Practices Committee Members, 2023

Co-Chair: Hubie Splinter, Graebeck Construction

- Jason Adams, Duron Services
- Antoine am Rhyn, Defence Construction Canada
- Mike Caletti, Univex
- Ken Crawford, C & M Electric
- Tony De Marinis, De Marinis (DMA) Inc.
- Allesandro Guarna, McDonald Bros Construction
- Richard Goldstein, KRP Properties
- Russell Grass Jr., Waterdon Construction
- Adam Hendriks, Tomlinson Group
- Michael Lelacheur, Bird Construction
- Eric Peterson, Reliance Construction
- Sam Sayed, Demo Works
- Steve Schmalz, PCL Constructors

Co-Chair: Dan Leduc, Soloway Wright LLP

- Yves Beaudoin, Jumecon Construction
- Doug Brooks, Hobin Architecture
- James Chapman, HDR Architects
- Dean Drevniok, Frecon Construction
- Humberto Ferrer, Marathon Underground
- Cathy Godin, SK Sheetmetal
- John Graf, JL Richards
- Patrick Hebert, Pomerleau Construction
- Pierre Lafontaine, Raymond Roofing
- Philippe Lemieux, Lar-Mex Inc.
- Justin Philips, Brokerlink
- Joe Skrepnek, R.W. Tomlinson
- Leanne Wilson, Carleton University

OTTAWA'S YOUNG CONSTRUCTION LEADERS

Education, networking and community



The OYCL promotes networking and building opportunities to interact with potential clients and suppliers to strengthen working relationships and open doors. They provide leadership and engagement opportunities within our industry and our community and look for ways to give back.

The OYCL steering committee would like to acknowledge the significant contributions of outgoing 2023 Co-Chair, Keaton Ambrose. Keaton's energy and collaborative nature was instrumental in increasing excitement and exposure to our events and expanding the OYCL's network of young professionals.

The OYCL celebrated a very successful year with the steering committee organizing an axe throwing tournament, poker night, Ottawa BlackJacks basketball game (ending in an exciting 95-93 win!),



Ottawa REDBLACKS football game, Zibi zipline and pub night, an education and networking night (topic: Conflict to Cash), and a scotch tasting social, among others. Our annual golf tournament took place in August and introduced twosome pairings (to encourage additional networking) and mocktail stations; both of which will return this year. Our annual community build involved building four new flower beds for The Boys and Girls Club of Ottawa; an initiative that will be enjoyed for many years to come.



In 2023, the committee committed to increasing charitable donations and donated a total of \$13,000. Our largest event of the year, our golf tournament, was in support of the Ottawa Food Bank, and a \$8,500 cheque was presented to them at the OCA Chair's Reception in November.

In 2024, we will continue to focus on giving back to the community and offering valuable networking opportunities to Ottawa's young professionals as it is critical to our success story. With an exciting calendar of events and the addition of two new committee members, we're certain this year will be a memorable one. If you're under 40 and are looking for opportunities to network, our committee invites you to follow the OYCL LinkedIn page and engage with our events (bring a friend too!). Note that all ages are welcome to join us; however, our target audience are those under 40 years old. We look forward to meeting new and welcoming back familiar faces as the OYCL continues to thrive.

Many thanks to everyone who has supported and engaged with us to date, and a big welcome to all who will join us in 2024. Onwards and upwards!

Melanie Grass-Hernen & Kaitlin Raine
2024 OYCL Co-Chairs

Ottawa's Young Construction Leaders Steering Committee Members, 2023

Co-Chairs: Melanie Grass-Hernen and Keaton Ambrose, Chandos Construction

Kaitlin Raine, PCL Construction
 Marc Lewis, MJL Contracting
 Julien Egron, Menard Canada Inc.
 Ali Torabi, Ed Brunet
 Sonia DiNino, Fuze HR Solutions

Josh Raganold, Welch LLP
 Corey Jolliffe, Roof Tops Roofing Ltd.
 Björn Fries, Ron Eastern Construction Ltd.
 Kody Wilson, GGFL LLP
 Kris Littlemore, Dominion Caulking Ltd.

WOMEN IN CONSTRUCTION

Networking and professional development opportunities for women

The members of OCA's WIC Committee hosted a series of events over the course of 2023.

The calendar kicked off with the group's first-ever bingo night at the OCA offices on May 16. It was a memorable and vibrant evening filled with fun, laughter, and a whole lot of pink!



Thanks to attendees and sponsors, the OCA WIC Committee was able to raise \$2,100 in support of the Queensway Carleton Hospital Foundation.



On June 4, committee members participated in the Shoppers Drug Mart Run for Women in support gender-specific mental health research and care at The Royal.





One of the committee's big developments was the launch of the "SheBuilds SheWears: PPE Made for Her Fashion Show."

Held on December 7 at the OCA offices, the runway fashion show spotlighted the need for personal protective equipment for women's bodies.

Presenting vendors included Covergalls, Dovetail Workwear, and Helga Wear by Jodi Huettner, who also spoke to the audience about how PPE can modernize trades environments and help companies get ahead of labour shortages.

Thanks to everyone who attended, and to all our event sponsors.



Women in Construction Committee Members, 2023

Melanie Hernen, Waterdon Construction Ltd.
 Trina Crawford, C&M Electric
 Leanne Wilson, Carleton University
 Sonia Dinino, LRO Staffing
 Amanda Kerr, Morrison Hershfield
 Tammy Allarie, Thermal Systems Mechanical Insulation Services Ltd.

Edith Duarte, BDC inc.
 Tracy O'Brien, Tomlinson Group
 Linda Robinson, Comfort Insulation
 Graziela Girardi, Tomlinson Group
 Vicki Vaillant, EllisDon

PLANSROOM COMMITTEE REPORT

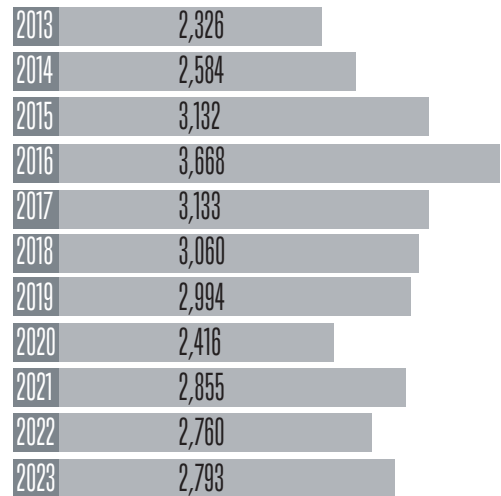
Eastern Ontario's leading resource for construction project information



OCA's plansroom continues to be one of the most important resources of its kind in the city. Every year, construction purchasers from across our region – from the public and private sectors – post thousands of project opportunities into our network, looking for the kind of expertise and exposure that only comes from an association of our strength.

Project volumes in our plansroom shaded up in 2023, finishing the year at just under 2,800 opportunities. That figure represented an increase of 1% above 2022's total. As is usually the case, the federal and city governments were among the largest users of our plansroom, with the City of Ottawa posting 237 projects, the federal government 315, and BGIS, which administers projects on behalf of the federal government, 303.

PLANSROOM PROJECT ACTIVITY, 2013-2023



PROJECTS LISTED IN 2023 VS 2022

OWNER / AGENCY	2023	2022
City of Ottawa	357	341
PWGSC & Other Federal Depts.	315	245
NRC	30	30
DCC	74	89
NCC	34	21
Provincial & Other Municipalities	986	971
Private Owners & Developers	22	23
Ottawa Housing	34	60
Museums	28	24
Health Care Facilities	78	71
Schools	169	126
Universities & Colleges	102	101
Brookfield	303	297
Prequalifications	128	108
Notice Only	132	249
Other Public Tenders	2	1
Duplicate	5	3
Total	2,793	2,760
% Change in 1 year	1.2%	

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 13,500 total construction bid opportunities in their plansrooms in 2023.



	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	
2023	WCA	LDCA, GVCA, NCA	GTA & Barrie	KCA	OCA	NOCA	Total
January	168	289	311	81	224	53	1,126
February	188	372	379	119	292	63	1,413
March	212	443	462	105	315	89	1,626
April	161	355	261	94	235	33	1,139
May	160	384	354	112	315	59	1,384
June	175	350	367	108	276	72	1,348
July	156	268	270	74	198	40	1,006
August	128	275	272	55	202	48	980
September	117	196	326	50	184	27	900
October	100	225	333	47	203	44	952
November	90	284	302	73	211	31	991
December	82	196	229	35	126	16	684
Total 2023	1,737	3,637	3,866	953	2,781	575	13,549

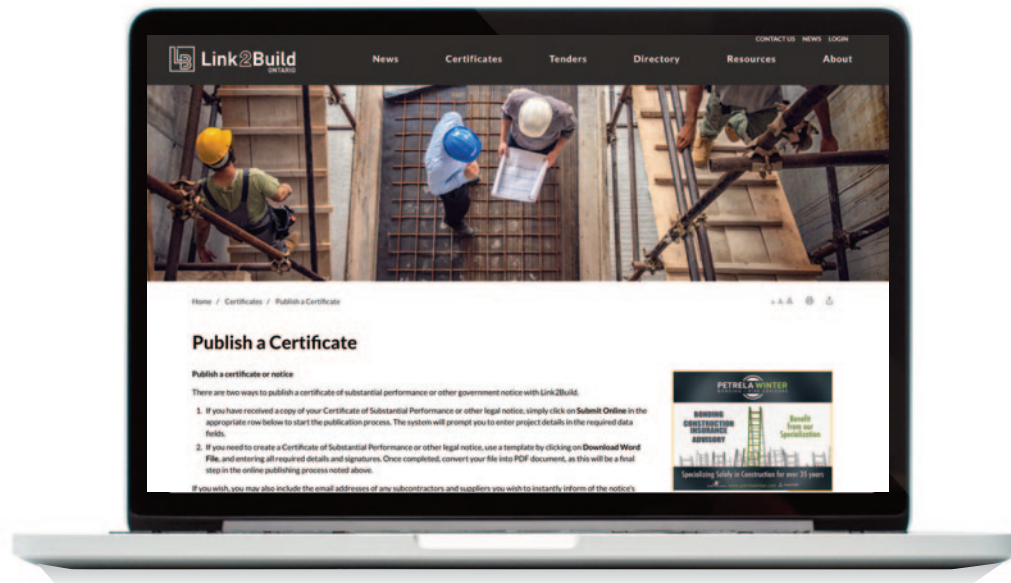
Publish your CSPs with us

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, 2023

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

ENTERTAINMENT COMMITTEE REPORT

Another great year of events!

OCA members work hard, and when they have the opportunity, they play hard too!

We hosted another great year of events in 2023, with most sold out in short order.

Our calendar kicked off, as it usually does, with our curling bonspiel at the Ottawa Hunt Club in February.

Our annual general meeting followed on March 30 at the Centurion Centre. More than 300 people attended. The



event allows members to hear about the association's activities and review the financial statements

for the year gone past. Outgoing chair Tim Vizena led the business session before turning over the Chair's gavel to Paul Mayer of Sapacon Drywall and the new board of directors.



Saying farewell to an old friend



OCA said goodbye to an old friend at our 2023 annual general meeting.

After 39 years, Pina Camissa retired from OCA.

Pina joined OCA in March 1984, and was the face of the association for so many members ever since. She was the first point of contact either by answering phones or greeting people at reception.

After a harrowing two years of successfully battling cancer, she has decided to retire.

OCA was proud to recognize Pina at last year's AGM, and we thank her for all our contributions to our association and to all our past and present members.

Following those acknowledgments, the audience heard a presentation from Peter Tilley of The Ottawa Mission, and Paul Mayer announced the association would dedicate \$25,000 in funds raised from our spring golf tournament in support of the Mission.

Following the presentations, guest speaker Tobi Nussbaum, CEO of the National Capital Commission, delivered a keynote address that touched on the major construction activity underway at LeBreton Flats.



Tobi Nussbaum

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 their 50th anniversaries as OCA members in 2023 were: Acc-Par Systems Limited, Adjeleian Allen Rubeli Ltd., Donald Servant Electric, Paterson Group, and Pri-Tec Construction Ltd.

Those celebrating their 25-year memberships were: Beacon Lite Traffic, Crains' Construction Ltd., Grandor Lumber Inc, Maylan Group Inc., Primrose Cartage & Excavating Ltd., and Robert Construction General Contractor.



Donald Servant Electric



Our spring golf tournament followed on June 13, and what an event it was. We once again hosted more than 500 players on a perfect day at two courses: the Meadows Golf Course and Anderson Links Golf Course.



Golf was the name of the game again in September, when we hosted our Chairman’s Cup tournament across three west-end courses – Eagle Creek, Loch March and The Marshes – on September 12. More than 400 players played and stayed (relatively) dry.

Our 2023 calendar wrapped up in November with two events. We hosted our Chair’s Reception at the Brookstreet Hotel on November 9. We were pleased to make charity cheque presentations to two groups on the night: Christie Lake Kids and the Ottawa Food Bank. OCA Board Member and Chair of our Education Committee Bruce Thomas also gave us an update on the OCA Careers Website Initiative, which is set to launch in 2024.



Introducing “Meet the GC”



In the middle of what was a very busy events calendar last year, we were pleased to launch a new event. We called it “Meet the GC.”

The format of the event saw OCA host short, informal presentations from groups of local general contractors. Each were given a few minutes in front of the room to introduce their companies, their ongoing and upcoming projects, and their expectations for business in the year ahead. After that, attendees were invited to chat and mingle, and hopefully build business relationships.

Our first event took place on May 17 and featured presentations from:

- ASCO Construction
- Chandos Construction
- EBC Inc.
- McDonald Brothers Construction Inc.
- (RECL) - Ron Eastern Construction Limited
- Waterdon Construction

Our second, on September 13, included:

- Bourgon Construction
- Marant Construction
- Govan Brown
- FTC General Contractors

Both events sold out with more than 100 attendees. Watch for more next year!

OCA staff, volunteers decorate in Trees for Hope

OCA staff and volunteers participated in the annual Trees for Hope fundraiser in support of CHEO in December.

Each year, tree sponsors are invited to decorate 7.5-foot Christmas trees according to a theme. At the end of a frantic decorating period of just two hours, judges vote on what they think are the best trees.

This year's theme was Candyland, and our team from OCA placed second out of the 30 trees on display. Congratulations!

Special mention also to OCA members BLG, Black & McDonald and Terlin Construction for also participating in this great event.



We closed out the year in style on November 25 with our annual Christmas Gala at the Chateau Laurier. More than 400 members and their guests enjoyed an evening of dinner, drinks and dancing in the hotel's grand ballroom.

Thank you to everyone who attended our events in 2023 – and 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, 2023

Chair: Bob Bent, Stittsville Building Centre

Jason Adams, Duron Services
 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, Tomlinson Group Norm
 Glen McCurdie, Masters Insurance
 Mark Watson, Sunbelt Rentals
 Eric Peterson, Reliance Construction
 Paul Mutter, Merkley Supply
 Justin Phillips, BrokerLink
 Tim Oakes, Zedcor
 Greg O'Reilly, FCI

EDUCATION COMMITTEE REPORT

Enhancing our members' personal and professional development



OCA prides itself on being more than just a forum for project information and networking. We also play a valuable role in helping our members develop their personal and professional skills. Each year, the members of our Education Committee help coordinate and deliver programming on a wide variety of issues – software, business management, construction documentation, on-site training, and much, much more – that are of keen interest to our members.

We hosted 164 courses online and in our offices in 2023, and 1,018 people attended.



ConstrucTOUR's back!

One of the more exciting pieces of news from our Education Committee in 2023 is that, after a three-year hiatus, we were finally about to host our ConstrucTOUR event.

Alongside our partners across the region's English- and French-language school boards, OCA hosts these events to provide interested youth with the opportunity to experience a day in

construction. The tours provide an important exposure to our industry, and help to demystify the different careers that are available in our great industry.



Last year, ConstrucTOUR brought 120 students to visit one of the largest heritage rehabilitation projects in the world: the rehabilitation of the Centre Block of Parliament. During one of the tours, the students were welcomed by employees from the PCL-ED joint venture that is tackling this enormous and complex project. One of them was none other than Mike Muldoon, who attended an OCA ConstrucTOUR event as a student back in 2010. What an accomplishment to come full circle on this great initiative!

Thanks to all the volunteers and employees who make these important tours possible.



Coming soon – OCACareers.ca

The members of OCA's Education Committee have been working for the past year plus on developing a website focused on promoting the construction industry in the National Capital Region to those considering their future career choices.



With more and more of our experienced construction industry workers and professionals retiring or nearing retirement, it is critical that we continue to attract, train and develop their replacements. Further, the continued steady growth in the volume of work in our area has made this a challenge of both replacing retiring workers and increasing the size of our workforce.

Our new website, OCA Careers, will deliver a catalogue of interviews with people in our industry. These people will tell the stories of their journeys to where they are today. We will provide information on education requirements, training, compensation and benefits.

We will launch the site at our 2024 Annual General Meeting with over 100 interviews with local construction industry people. Our catalogue of interviews will continue to grow. We encourage anyone in the construction industry who wants to tell their story to please reach out to us.

In addition to our career interviews, we will provide links to the co-operative education programs (high school and post-secondary) in our region, a Resources tab linking to other industry related initiatives, an Industry Spotlight tab with videos highlighting projects in our region, a Who We Are tab celebrating the accomplishments of individuals in our industry from a diverse range of backgrounds, and a link to the OCA's career listings page.

The other key element of this initiative is our Connect Program. We will offer the opportunity for individuals or groups to reach out to us to arrange for an opportunity to visit with a person in our industry who is doing the job that you may be interested in. This will provide an opportunity to ask questions and experience firsthand the career you are considering.

We are very excited about the pending launch of our website and we hope it will have a significant impact on our goal to grow our industry.

Education Committee Members, 2023

Chair: Bruce Thomas, RECL Construction

Dana Lewis, Tomlinson Group

Calvin Tong, Carleton University

Susan Mayer, Sapacon

Sean Lundy, MP Lundy

Ross McIntyre, Goodkey Weedmark

Christopher Hahn, Algonquin College

Alessandro Guarna, McDonald Brothers

Patrick Mainville, La Cité

Elaine Guenette, Smith + Andersen

Pamela Shroeder, PCL

Elisio Temprano, Pye & Richards

Brent Moore, University of Ottawa

John Graf, JL Richards

Richard Goldstein, KRP Properties

Anelise Babcock, Algonquin College

Caroline Carrière, CSDCEO

Kelly Graham, PQCHC

Lisa Benoit, Algonquin College

Education Subcommittee to organize annual ConstructOUR

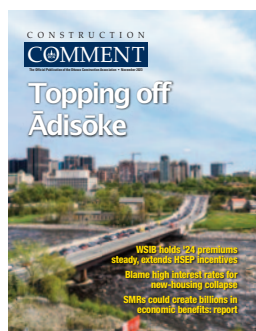
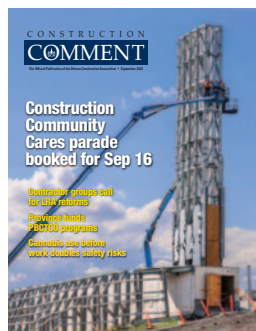
Brian Vlaming, LTR Industries

Paul Garnier, PCL Constructors

Bernie Deslauriers, CDL HVAC

Paul Mayer, Sapacon Drywall

CONSTRUCTION COMMENT MAGAZINE REPORT



Industry news at your fingertips

We were once again pleased to deliver 10 issues of our Construction Comment magazine in 2023. 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, analyses of changing construction costs, information on trends in apprenticeships, recruitment and training, a look at artificial intelligence in design, the impacts of electrification on the construction sector, 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!

AROUND OTTAWA
A PHOTO SPREAD

PHOTOS KEVIN BELANGER PHOTOGRAPHY

Southbridge Kemptville LTC

121 George Street West, Kemptville, ON

Consultants and OCA member participants

Architect: S.J. Lawrence Architect Incorporated (Architect)
 Consultant(s): Chabot-Jardine Engineering Ltd. (Structural), GVAL* (M&E), Novatech Engineers Planners and Landscape Architects (Civil & Landscape), Van der King "RD", Cornwall Gravel Co. Ltd.

Excavation & Backfill Site Services: Forest Construction
Formwork: ADF Steel Inc. (Ottawa Division)
Reinforcing Steel: Absolute Structural Steel Ltd. & Peikko Canada
Structural Steel: SAR Mechanical
Plumbing: Arrow Property Service
Electrical: Ottawa Sprinkler Installations Limited
Sprinkler Systems: Egress Systems of Canada Ltd.
Doors and Frames: Kone Inc.
Elevator: Kone Inc.

* denotes non-member firm

AROUND OTTAWA
A PHOTO SPREAD

PHOTOS BY VALLEY UTILITIES LTD

Stephenson's Rental Services

Project Address: 1575 Diamond Road
 General Contractor: Valley Utilities Ltd

Consultants and OCA member participants

Consultants: Paterson Group Robinson Consultants
 Stantec Consulting
 Stanko Structural*
 SCM Building Group*

Designers: P-Squared Concepts Inc.*
 Christopher A. Langlet Architect*

Project Manager: Todd Anderson, Joseph Rodrigues BA, CET, CSC
 Valley Utilities Ltd.

Excavation & Backfill: R.W. Tomlinson Ltd.
 Site Services: Stanko Concrete Finishing Inc.
 Formwork: Nucor Harris Rebar & Div. of Harris Steel ULC
 Reinforcing Steel: Thomas Casavagh Construction Limited
 Fencing: Evans Landscape & Design Inc.
 Landscaping: Central Precast Inc.
 Precast: Casavagh Concrete Ltd. Tomlinson Ready Mix
 Concrete: SSS Construction (Ontario) Ltd. (Installation)
 Structural Steel: Nucor ABC (Price Supply)
 Nucor Steel Works Inc.
 Roofing and Siding: SSS Construction (Ontario) Ltd.
 Division Eight Door Solutions Inc.
 Drywall: Group Photo Construction Ontario Inc.
 Overhead Doors: The Door Company

* denotes non-member firm

AROUND OTTAWA
A PHOTO SPREAD

PHOTOS BY DORAN CONTRACTORS LIMITED

Norman Street Apartments

Project Address: 83 Norman Street
 General Contractor: Doran Contractors Limited

Consultants and OCA member participants

Consultants: Cornille & Associates Inc.
 Hill Group
 Paterson Group Inc.
 Roderick Lahey Architect Inc.*
 Quadrant Engineering*
 Lashley & Associates*
 43s Inc.*
 Rooney Irving and Associates Ltd.*

Project Manager: Brad MacNeil

Excavation & Backfill Site Services: Taggart Construction Ltd.
Formwork: Bell's Alliance Forming Ltd.
Reinforcing Steel: ADF Reinforcing Steel Inc.
Concrete: Tomlinson Ready Mix
Structural Steel: Lee Repairs/Marc Marine Inc.
Roofing: Simur Contractors Limited
Plumbing & HVAC: Optimum Mechanical Solutions Ltd.
Electrical: Ziebart Electrical Contractors Ltd.
Drywall: Nation Drywall Limited
Elevator: Ota Canada Inc.
Flooring: SAR Flooring Concepts (Ottawa) Inc.

* denotes non-member firm

AROUND OTTAWA
A PHOTO SPREAD

PHOTOS BY THE FIA GROUP

Hand & Stone Stittsville

Project Address: 5754 Hazeldean Road, Unit A12
 General Contractor: The FIA Group

Consultants and OCA member participants

Consultant: Goodkey Weedmark & Associates Ltd
 Designer: Transform Interiors*
 Project Manager: Tony Prensanti, CSC
 Roofing: DWS Roofing & Waterproofing Services Inc.
 Sprinkler Systems: Viking Fire Protection Inc.
 Doors and Frames: D.L. Building Materials Inc.
 Drywall: Partition Plus Construction Ltd.
 Cutting and Coating: Titan Cutting & Coating Ltd.

* denotes non-member firm

AROUND OTTAWA
A PHOTO SPREAD

PHOTOS BY THE FIA GROUP

Construction Comment: DEC 2023/JAN 2024

Construction Comment Magazine Advisory Committee Members, 2023
 Chair: Graziela Girardi, Tomlinson Group
 Hubie Splinter, Graebek Construction
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 Tim Vizena, Tomlinson Group
 Vincent Lamont, Lamont Flooring

BUILDING PERMITS REPORT

Another strong year of construction activity across our region!

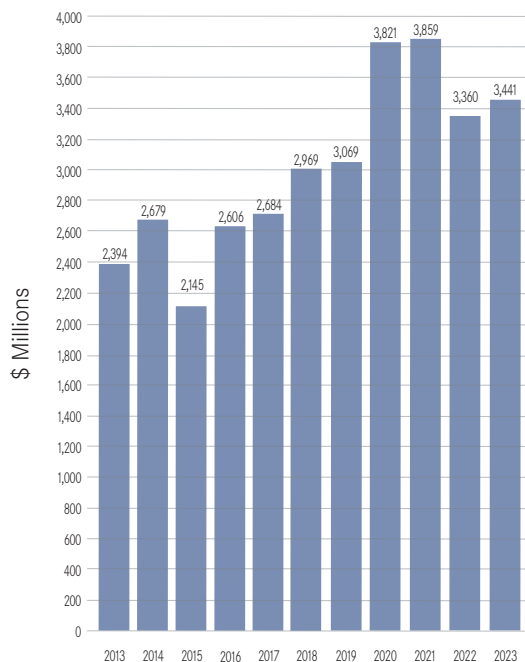
If there's one thing you can say about the local non-residential construction market, it's that there's no shortage of projects on the go. From major infrastructure works on roads, highways and bridges to warehouses, hospitals and schools, there's no part of our city that doesn't have at least one significant project underway. And that is saying nothing about the ongoing work on the O-Train extension, and at the Parliamentary Precinct.

Building permit activity increased in 2023, adding 2.4% above the \$3.36 billion recorded in 2022. The \$3.44 billion recorded last year isn't a record value, but it's among the five highest annual values we've ever seen in the city, which is still an impressive achievement.

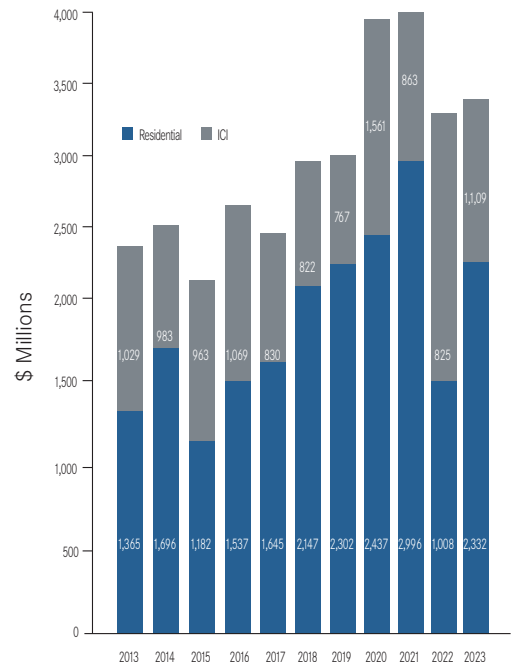
In total, the City of Ottawa issued 7,614 building permits in 2023. More than 30 of them were valued at \$20 million or more, with seven of those valued at more than \$50 million, and one – that was issued in April for interior and exterior alterations at the Centre Block of Parliament – was worth more than \$115 million.

Permit values exceeded \$300 million in four months of the year, with monthly values reaching a high of \$611.2 million in May.

Total value of building permits issued 2013–2023



Total value of building permits issued by type, 2013–2023



2023's top permits

Here's a quick overview of some of the largest projects (by permit value) that started work last year:

Interior/exterior alterations – deep excavation and anchoring – Parliament Centre Block, 111 Wellington St	\$116,512,273
Phased building permit for 36-storey residential apartment and 8-storey hotel, Lux Place, 1098 Ogilvie Rd	\$90,526,145
Construction of the above grade portion of a 21 and 23-storey apartment building, Richcraft Homes, 19 Centrepoinde Dr	\$75,046,410
Construct a 23 and 29-storey apartment building on 3 levels of underground parking, Albert + Lyon development, Main & Main, 156 Lyon St N	\$70,760,727
Construct a 22-storey apartment building with 3 levels of underground parking, Tower 4, Petrie's Landing, 400 Inlet Priv	\$69,320,207
FOUNDATION ONLY: Construct a 6-storey Kanata Woods apartment building, Patry Group, 180 Kanata Ave	\$62,145,282
Construct a 10-storey apartment building with retail on the 1st floor and 2 levels of underground parking, Bayview Hospitality Group, 6301 Campeau Dr.	\$56,305,769
Interior alterations to an 11-storey office building (Lester B Person building), 125 Sussex Dr.	\$54,700,000
Construct a 6-storey library and archive building, Adisoke joint City of Ottawa/Archives Canada facility, 555 Albert St.	\$46,785,606
SUPERSTRUCTURE ONLY: Construct the above grade portion of a 30-storey apartment building, with 3 levels of underground parking, Claridge Hintonburg, 45 Breezehill Ave N.	\$44,503,740
SUPERSTRUCTURE GROUND TO ROOF ONLY: Construct a 26-storey apartment building with 5 levels of underground parking, Azure Urban Developments, 2070 Scott St.	\$43,309,997
Construct a 3-storey police station, Ottawa Police Service, south campus, 3505 Prince of Wales Dr.	\$42,999,511
Partial permit - Construct a 9-storey apartment building with ground floor retail on a 2-level underground parking garage, Minto Developments, 78 Beechwood Ave.	\$37,526,896
Construct a 16-storey retirement building with 5 levels of underground parking, The Clemow, 275 Carling Ave.	\$36,952,120
Construct a 5-storey long term care facility 555 Ave de la Famille-Cote	\$34,315,962
FOUNDATION ONLY: Construct 6-storey apartment building (Ph. 2) with an underground parking garage, 20 Cedarow Crt.	\$33,709,583
STRUCTURE ONLY: Construct a 22-storey apartment building with 1 level of underground parking, Tower A, Maison Riverain Project, Main & Main, JPBA Developments, 2 Chemin De Montreal	\$33,273,210
Construct a 4-storey long term care home, Southbridge long-term care building, 4085 Strandherd Dr.	\$30,076,615
Construct a 1-storey warehouse (Amazon last mile distribution centre), 2625 Sheffield Rd.	\$29,387,973
Interior alterations to a 12-storey office building (parking garage and loading dock), 240 Sparks St.	\$28,319,120
Construct a 1-storey industrial warehouse building (Building B), 115 Journeyman St.	\$27,712,497
Construct a 3-storey institutional building, Riverside South High School, 702 Earl Armstrong Rd.	\$27,580,422
Construct a 9-storey mixed use building with 2 levels of underground parking, 390 Bank St.	\$25,677,486
Construct a 1-storey industrial warehouse building, 405 Huntmar Dr.	\$25,677,145
Construct a 4-storey long term care building, Arch Corp long-term care building, 1161 Old Montreal Rd	\$25,208,669
Construct a 6-storey apartment building with an underground parking garage, Nautical Lands Group, Wellings Phase 2, 20 Cedarow Crt.	\$25,093,557
Convert an 8-storey office building to an apartment building (Phase 2), 1600 James Naismith Dr.	\$24,000,000
FOUNDATION ONLY: Construct a 6-storey hotel and casino, 4837 Albion Rd.	\$23,902,882
EXCAVATION, SHORING AND FOUNDATION: Construct a 6-storey apartment building, 1050 Canadian Shield Ave.	\$21,577,027
FOUNDATION ONLY: Construct a 21 and 23-storey apartment building with 3 levels of underground parking, 19 Centrepoinde Dr.	\$21,263,072
Construct 5-storey self-storage building, 30 Frank Nighbor Pl.	\$20,535,293
Construct a 6-storey storage building, 1375 Clyde Ave.	\$20,291,042

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



CCA advancing need for foundational infrastructure and workforce capacity

Mary Van Buren
President, Canadian Construction Association

Representing 18,000+ 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 collective success is working with valued partner associations like the Ottawa Construction Association.

Released in March, our 2023 Annual Review demonstrates CCA's commitment to you, our members, to be your trusted advisor, champion, and partner. Here are some key themes.

A strong foundation for a stronger Canada

CCA launched an industry call to action urging the federal government to partner with the construction industry on building a strong foundation for a stronger Canada. Hundreds of letters were sent to local MPs reminding them of the urgency to partner with the Canadian construction industry on a comprehensive infrastructure plan, workforce development and procurement modernization.

This campaign was bolstered by our annual Hill Day event on November 7, where close to 100 industry experts met with parliamentarians to discuss the construction sector's essential role in creating and maintaining the infrastructure Canadians use daily. This includes the foundational infrastructure at the heart of new homes and communities. Over 70 meetings were held throughout the day, followed by a reception that evening where CCA, our members, and partner association leaders were joined by several parliamentarians, including the Minister of Employment, Workforce Development and Official Languages, Randy Boissonnault, to discuss the industry's critical needs.





Advancing a Canadian Trade Infrastructure Plan

A core focus of our 2023 advocacy efforts involved the launch of the Canada Trade Infrastructure Plan (CTIP). Canada's declining reputation as a global trade partner was a top concern at a meeting of premiers and territorial leaders last July, where the Council of the Federation unanimously endorsed CTIP's proposals and requested a First Ministers' meeting with the federal government to discuss the need for a strategic trade corridor infrastructure program. Ontario is an essential trade gateway and stands to benefit from this strategy.

Workforce remains an urgent priority

We have laid a strong foundation with the federal government to rebuild Canada's construction workforce through immigration programs and investing in the promotion of skilled trades. The Department of Immigration, Refugees and Citizenship initiated a new process under the Express Entry program to welcome skilled newcomers with work experience in occupations considered a priority in Canada. Ten occupations in construction, including carpenters, plumbers, welders and electricians, are now included in the list of nearly 83 jobs.

The urgent need for skilled trade workers received nationwide attention through our partnership on the Canadian Apprenticeship Service (CAS). Within the first six months of the CAS program, millions in funds have been dispersed to eligible employers and 47 percent of the apprentices self-identified as being from an equity-deserving group.

Fair procurement

We've moved the needle on improvements to procurement and project delivery by expanding our outreach to public owners and promoting the use of CCDC documents. CCA obtained a commitment from government leaders at its semi-annual Meech Lake meeting to establish a working group on procurement and project delivery methods.

Stay in touch

You can count on CCA to be a collaborative partner, providing helpful tools, sharing best practices across the country and being your voice with the federal government.

Stay in the loop by subscribing to CCA's newsletter at bit.ly/ccasubscribe, by following @ConstructionCAN on Twitter, or by looking up the Canadian Construction Association on LinkedIn.

OCA's CCA liaison, 2023:

Wayne Ferguson, EllisDon



FINANCIAL REPORT 2023

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, 2023 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, 2023 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 4, 2024

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

Year ended December 31, 2023

	2023		2022
	Budget (Unreviewed)	Actual	Actual
	\$	\$	\$
Revenues			
CCA/CCDC/CSAO documents	120,000	118,935	114,559
Directories	22,000	10	18,150
Education	240,000	275,596	229,112
Membership fees	1,142,000	1,142,650	1,158,685
Interest	70,000	66,465	36,964
Labour relation administration	60,000	60,000	60,000
Magazine	130,000	139,620	132,690
Plansroom operations	97,000	109,001	100,255
Rental	97,856	110,820	79,967
Social activities	512,850	627,634	980,781
Other	20,000	37,389	24,909
	2,511,706	2,682,366	2,936,072
Expenses			
Accommodation costs (Note 3)	134,000	158,007	140,078
Amortization of tangible capital assets	175,000	146,662	152,158
Board and committee meetings	35,000	36,847	36,538
CCA/CCDC/CSAO documents (Note 6)	70,000	55,993	50,940
Association fees	172,400	175,692	175,320
Consulting services	30,000	34,200	31,568
Directories	20,000	13,434	17,323
Doubtful accounts		(15,354)	8,556
Education	155,000	171,694	160,567
General office administration	62,000	95,963	87,955
Insurance	11,360	14,921	12,249
Interest and bank charges	85,000	59,018	51,889
Magazine	100,000	100,000	97,300
Plansroom operations	9,900	13,556	10,352
Professional fees	10,000	10,030	10,051
Promotions (Note 4)	35,000	104,214	81,792
Salaries and employee benefits	740,000	762,619	690,572
Social activities costs (Note 4)	499,550	498,092	831,179
Staff training	4,000		1,019
Telecommunications	12,000	9,541	8,758
Travel	40,000	32,085	15,630
	2,400,210	2,477,214	2,671,794
Excess of revenues over expenses	111,496	205,152	264,278

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, 2023

	2023			2022	
	Unrestricted	Invested in tangible and intangible capital assets	Internally restricted - capital fund	Total	Total
	\$	\$	\$	\$	\$
Balance, beginning of year	1,547,739	5,644,209	402,466	7,594,414	7,330,136
Excess (deficiency) of revenues over expenses	351,814	(146,662)		205,152	264,278
Acquisition of tangible and intangible capital assets	(9,377)	9,377			
Balance, end of year	1,890,176	5,506,924	402,466	7,799,566	7,594,414

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

	2023	2022
	\$	\$
OPERATING ACTIVITIES		
Excess of revenues over expenses	205,152	264,278
Non-cash items		
Amortization of tangible capital assets	146,662	152,158
Changes in working capital items		
Trade and other receivables	23,707	1,048
Inventories	5,104	(15,083)
Prepaid expenses	(57,774)	39,475
Trade accounts payable	(38,279)	49,050
Deferred revenues	204,776	(66,687)
Cash flows from operating activities	489,348	424,239
INVESTING ACTIVITIES		
Acquisition of investments	(535,578)	(1,280,000)
Disposal of investments	473,924	284,019
Acquisition of tangible capital assets	(9,377)	(5,762)
Cash flows from investing activities	(71,031)	(1,001,743)
Net increase (decrease) in cash	418,317	(577,504)
Cash, beginning of year	37,376	614,880
Cash, end of year	455,693	37,376

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, 2023

	<u>2023</u>	<u>2022</u>
	\$	\$
ASSETS		
Current		
Cash	455,693	37,376
Short-term investments, in guaranteed investment certificates	533,071	506,803
Trade and other receivables (Note 5)	83,377	107,079
Inventories (Note 6)	60,042	65,146
Prepaid expenses	83,746	25,972
	<u>1,215,929</u>	<u>742,376</u>
Long-term		
Investments, in guaranteed investment certificates	1,574,308	1,538,926
Tangible capital assets (Note 7)	5,486,619	5,623,902
Intangible assets (Note 8)	27,800	27,800
	<u>8,304,656</u>	<u>7,933,004</u>
LIABILITIES		
Current		
Trade and other payables (Note 10)	91,610	129,886
Deferred revenues	413,480	208,704
	<u>505,090</u>	<u>338,590</u>
NET ASSETS		
Unrestricted	1,890,176	1,547,739
Invested in tangible and intangible capital assets	5,506,924	5,644,209
Internally restricted - capital fund	402,466	402,466
	<u>7,799,566</u>	<u>7,594,414</u>
	<u>8,304,656</u>	<u>7,933,004</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, 2023

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, 2023

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, 2023

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:

	<u>Periods</u>
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, 2023

3 - ACCOMODATION COSTS

	<u>2023</u>	<u>2022</u>
	\$	\$
Property taxes	37,811	36,562
Repairs and maintenance	84,318	71,833
Utilities	35,878	31,683
	<u>158,007</u>	<u>140,078</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 (\$11,400 in 2023; \$11,600 in 2022) 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 2023, the following charitable donations were made from the surplus proceeds of the social activities and the charity budget:

	\$
The Ottawa Mission	30,000
Queensway Carleton Hospital	2,100
Christie Lake Kids	25,000
Ottawa Food Bank	8,500
Various OYCL	4,000
Various donations	450
	<u>70,050</u>

5 - TRADE AND OTHER RECEIVABLES

	<u>2023</u>	<u>2022</u>
	\$	\$
Trade accounts receivable (a)	<u>83,377</u>	<u>107,079</u>

(a) As at December 31, 2023, amounts owing from one customer represent 42% of the total trade accounts receivable (30% as at December 31, 2022).

(a) The trade accounts receivable are presented in the financial statements net of an allowance for impairment of Nil (\$5,643 as at December 31, 2022). The amount of the impairment loss related to the trade accounts receivable is Nil for the year (\$8,556 in 2022).

6 - INVENTORIES

Total amount of inventory of \$55,993 (\$50,940 in 2022) 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, 2023

7 - TANGIBLE CAPITAL ASSETS

	<u>2023</u>		<u>2022</u>
	Cost	Accumulated amortization	Net carrying amount
	\$	\$	\$
Land	1,171,970		1,171,970
Building	4,912,315	675,321	4,236,994
Computer equipment	58,595	55,261	3,334
Furniture and fixtures	165,641	103,378	62,263
Office equipment	210,961	198,903	12,058
	<u>6,519,482</u>	<u>1,032,863</u>	<u>5,486,619</u>
			<u>5,623,902</u>

8 - INTANGIBLE ASSETS

	<u>2023</u>	<u>2022</u>
	\$	\$
Educational course material	<u>27,800</u>	<u>27,800</u>

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, 2023 (\$Nil in 2022). The line of credit bears interest at prime plus 1.25% (8.45%; 7.7% in 2022) 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 AND OTHER PAYABLES

	<u>2023</u>	<u>2022</u>
	\$	\$
Accounts payable and accrued liabilities	36,252	103,112
Salaries payable	26,181	24,876
Indirect taxes	<u>29,177</u>	<u>1,898</u>
	<u>91,610</u>	<u>129,886</u>

Government remittances total \$29,177 as at December 31, 2023 (\$1,898 as at December 31, 2022).

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, 2023

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 2022) 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 INSTRUMENTS

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.







2023 OCA BOARD OF DIRECTORS



Seated from left to right:

Past Chair: Tim Vizena, R.W. Tomlinson
Honourary Treasurer: Daniel J. Leduc, Soloway Wright LLP
President & General Manager: John DeVries, OCA
1st Vice-Chair: Hubie Splinter, Graebeck Construction
Chair: Paul Mayer, Sapacon Drywall
2nd Vice-Chair: Ken Crawford, C & M Electric
Honourary Secretary: Greg Clarke, Valley Utilities
Director: Cathy Godin, SK Sheet Metal Ltd.

Standing from left to right:

Director: Steve Schmalz, PCL Constructors
Assistant General Manager: Stephanie Wallace, OCA
Director: John Graf, J.L. Richards & Associates
Director: Bob Bent, Stittsville Building Centre
Director: Humberto Ferrer, Marathon Underground Constructors
Director: Bruce Thomas, RECL
Director: Vincent Lamont, Jacques Lamont Ltée
Director: Jason Adams, Duron Services Ltd.
Director: Jeff Tremblay, T & M Electrical Limited
Director: Graziela Girardi, R.W. Tomlinson