



# 2024

# A REPORT TO MEMBERS

# 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
13	Women in Construction Report
14	Plansroom Committee Report
17	Entertainment Committee Report
20	<i>Construction Comment</i> Magazine Committee Report
22	Education Committee Report
24	Building Permit Report
26	CCA's Accomplishments in 2024
29	Financial Reports

Photography by Raymond Leveille  
and submissions from OCA members

# Closing the books on 2024



Hubie Splinter  
OCA Chair

It has been an honour and a privilege to serve as Chair of the Ottawa Construction Association over this past year.

With the books now officially closed on 2024, we can say it was another near-record year for construction activity in our region. The nearly \$3.4 billion worth of building permits issued by the City of Ottawa last year aren't the largest total we've ever seen, but they are a clear sign of the robust nature of our local industry, and the strong demand for construction services across both the public and private sectors.

On the surface, this volume of construction activity is good news. It means there is plenty of work available to us all, and it allows for people and businesses to grow and thrive in a fast-paced environment. But it's not without challenges. Labour force management, tendering irregularities, material supply chain issues and cost escalations are issues any of us encounters on almost a daily basis.

That's where OCA comes in. Our association has a long history of providing services and opportunities to members, and helps to support contractors of all sizes and from all disciplines when it comes to building their skill sets, building their businesses, and building buildings.



We're visible in that regard with quite a number of initiatives, including by offering a wide variety of education and training programs, and by publishing news and information to our members through this magazine, through our newsletters and at our regular business and networking events. Behind the scenes, our Board of Directors and our various volunteer-run committees work on a number of other important issues, including procurement meetings with the City of Ottawa, and resolving tender practice irregularities that come up all-too often.

Last year saw us advance a number of key activities. Among them was our Careers in Construction initiative, which aims to promote career paths in our industry to youth. Make no mistake: this isn't just another website. It's a comprehensive resource of career information that is backed up with testimonial videos from the men and women who do these jobs every day. If you're not already familiar with it, look it up.

On a similar note, I am also pleased to see two key groups – our Women in Construction group and our Ottawa Young Construction Leaders – continue to develop their programs of activities, and to broaden their respective membership bases. When it comes to building up construction's workforce of the future, these are the groups we need to target as an industry if we are to continue to make progress and ensure a strong future.

I won't go into detail on our events program from last year, except to say that we ran another series of highly successful activities: golf, curling, the Annual General Meeting, our symposium, the Christmas Gala, and our Chair's Reception (where I had the personal privilege of honouring OCA Life Member Don Chutter on his 100<sup>th</sup> birthday).

I want to thank Stephanie, Angela, and the OCA staff for organizing these exceptional events, and for always making our members and their guests feel welcome and taken-care of.

Thanks also to our outstanding President John DeVries, whom I've had the pleasure to work with since I joined OCA's board in 2013. John has been this association's constant for 27 years, and it is in no small part to his credit that OCA is such a strong, vibrant and highly regarded organization.

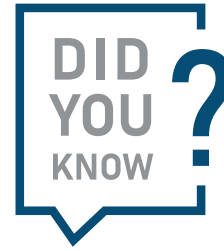
I also owe thanks to my colleagues on the Board of Directors who are exceptional leaders in their own right. It has been a pleasure to serve with you all, and I would like to formally acknowledge the contributions of our past-president Paul Mayer and fellow board members Vincent Lamont and Graziela Girardi, all of whom are stepping down from the board after years of combined service.

Last but not least, it is my pleasure to introduce you to Ken Crawford, who now assumes the role of OCA Chair. Ken joined OCA's board in 2011, and has been a great contributor ever since. OCA will be stronger for his contributions.

Thank you for this opportunity.

Hubie Splinter  
OCA Chair, 2024–2025

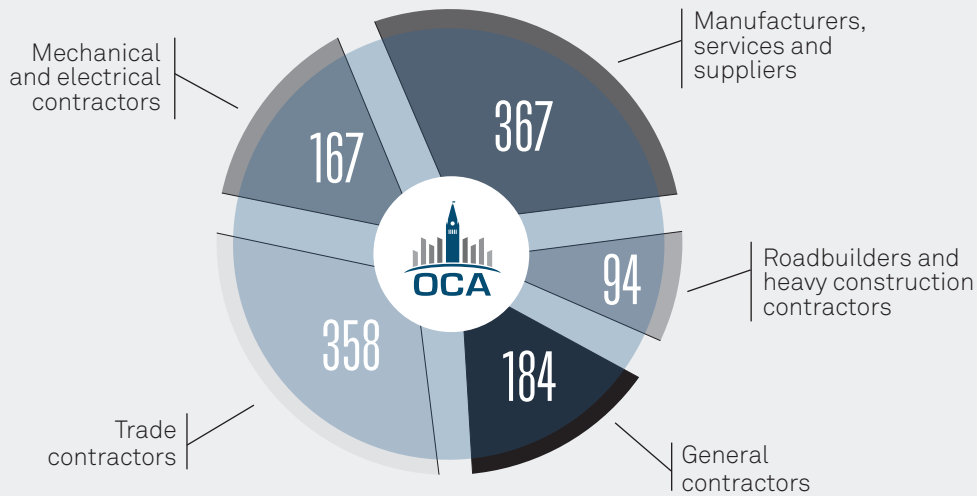
Membership in OCA recorded another year of growth in 2024. By the end of the year, our association counted 1,170 members – an increase of 43 firms over 2023, and our third-highest total ever.



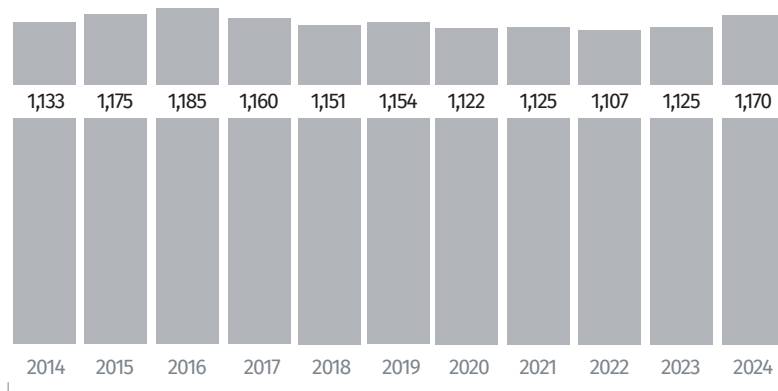
OCA membership has been above 1,100 members for 11 years in a row.

Our association is proud to represent a large portion of the region's 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, 2014–2024

# Giving back to our community

Each year, OCA makes a point of donating a percentage 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 \$162,000 to the following local charitable causes:

- David Smith Youth Treatment Centre
- Breakfast School Program
- Cornerstone Housing for Women
- Ottawa Food Bank
- CHEO Christmas Tree
- Shane Jonas Memorial Fundraiser

Within the overall total of \$162,000 the Ottawa Young Construction Leaders group donated over \$24,000 to a number of local community initiatives, including:

- Ottawa Food Bank
- Boy's & Girls Club
- OSEG Foundation
- Roger's House
- Christie Lake Kids
- Distress Centre of Ottawa
- Breakfast School Program
- First Assist
- Jump Start

(For more details, see our OYCL report on page 10.)





# Construction Community Cares Parade was a huge success!

“The community of the construction industry in Ottawa is just so tight and huge and always step up. But for events like this, especially to give back, it’s amazing.”

— *Hubie Splinter, OCA Chair*



OCA and the National Capital Heavy Construction Association were once again pleased to host their annual Construction Community Cares Equipment Parade on September 21 to bring smiles to the faces of the children in palliative care at CHEO and Roger Neilson House.

Members from both associations put more than 100 pieces of heavy machinery on display, and the event brought smiles to the faces of the kids and their family members at CHEO. Combined, the associations were able to raise more than \$17,000 in support of the hospital.

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.

*Thanks to the sponsors!*



Membership, Charity & Promotions Committee Members, 2024

**Chair:** Hubie Splinter, Graebeck Construction  
 Members include the executive committee of OCA.

# Advocacy work is among the least visible benefits of belonging to OCA. It's also one of the most important.

The members of OCA's Standard Practices Committee – volunteers from all segments of our industry – meet regularly to discuss and resolve 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.

Our year in 2024 kicked off with a special Look Ahead event, which featured a presentation by BuildForce Canada on the construction investment look, and labour force implications, for Eastern Ontario. That session was followed with a discussion among three of our general contractor members on the opportunities and challenges ahead in the local construction market. Events like these are not only educational for our members, but they also provide our members to liaise with local purchasers and members of the design community that they wouldn't otherwise engage with.

One of the big issues before the local construction community – and our Standard Practices Committee as a result – is the question of social procurement. Increasingly, public-sector owners are asking contractors to identify the ways in which they support social goals such as working with Indigenous- or other diverse-owned businesses, as well as having environmental performance standards in place.

Last year saw three major local purchasers – Defence Construction Canada, the Ottawa Hospital, and the City of Ottawa – issue procurement documents that asked specifically for proponents' experience in these fields.







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. The committee met with its city counterparts regularly through the year to address a variety of issues, including the deployment and evolution of the city's vendor performance management system.

Of note is the committee's work with the city to change requirements for water storage for fire protection in rural areas. At the time of the meetings in May, contractors identified these requirements as being too onerous. The city agreed to a resolution, and created new steps for handling these requirements in rural areas.

Committee members were also called upon to provide their advice – and concerns – over two new or unusual procurement or contract provisions issued by local purchasers. One proposed the use of draft applications for payments (which may run contrary to the Construction Act) and the other proposed the use of a two-stage approach for contractor prequalification.

Finally, the committee worked alongside its partners at the Mechanical Contractors Association of Ottawa, the Electrical Contractors Association of Ottawa, the Walls and Ceilings Contractors Association and the Consulting Engineers of Ontario – Ottawa Chapter, to initiate an update of the 2014 Seismic Guide.

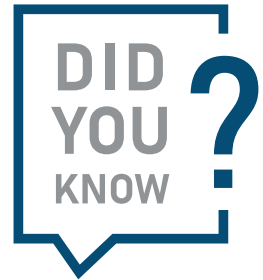
#### Standard Practices Committee Members, 2024

##### **Co-Chair:** Hubie Splinter, Graebeck Construction

Jason Adams, Duron Services  
 Antoine am Rhyn, Defence Construction Canada  
 Mike Caletti, Univex  
 Ken Crawford, C & M Electric  
 Humberto Ferrer, Marathon Underground  
 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  
 Simon Taggart, Taggart Construction

##### **Co-Chair:** Dan Leduc, Soloway Wright LLP

Yves Beaudoin, Jumecon Construction  
 Doug Brooks, Hobin Architecture  
 James Chapman, HDR Architects  
 Dean Drevniok, Frecon Construction  
 Neil Falls, Cavanagh Construction  
 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



The OYCL promotes networking and building opportunities to interact with potential clients, suppliers & colleagues to strengthen working relationships and open doors to new opportunities. We 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 contributions of outgoing 2024 Co-Chair, Melanie Grass. Melanie's positivity, engagement, and invested interest in our success 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 a Poker Tournament, an Education and Networking event (with a Networking Guru guest speaker!), a community build at Christie Lake Kids Camp, an Ottawa Senators night, and more. Our annual golf tournament took place in July and, although a \*tad\* rainy, we had an excellent turnout, and our twosome pairings (to encourage additional networking) were, once again, well received. Attendees were very engaged, and the OYCL received a lot of positive feedback.

The OYCL LinkedIn page has been gaining traction! We've welcomed over 500 new followers, 700 unique visitors, and 26,000 impressions across the platform in the last year!





In 2024, the steering committee close to doubled their previous years charitable donations – donating more than \$24,000. Their largest event of the year (golf tournament) was in support of the Distress Centre of Ottawa and Region, and a cheque was presented to them on the day of the event. The original donation amount was set at \$15,000, and the committee was able to increase this amount to \$18,000 plus \$1,080 in cash from our 50/50 draw = \$19,080! Wow.

In 2025, the committee will continue to focus on giving back to the community and offer 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.

Onwards and upwards!

Ottawa’s Young Construction Leaders Steering Committee Members, 2024

**Co-Chairs:** Melanie Grass-Hernen, Waterdon Construction and Kaitlin Raine, PCL Construction

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

Jacob Splinter, Graebeck Construction  
 Julien Egron, Menard Canada Inc.  
 Alexandra Donovan, M Con Products  
 Marc Lewis, MJL Contracting

# WOMEN IN CONSTRUCTION COMMITTEE REPORT

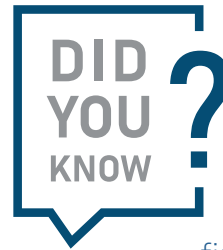
OCA's WIC Committee enjoyed another successful year in 2024, hosting two networking events and two education sessions.

The education season kicked off in February with a special session entitled, Women in Construction Coaching Skills. Led by consultant Jennie West-Correira, the program taught skills for coaching team members and becoming more effective supervisors.

In May, the committee kicked off its events season with its annual bingo night. This year's edition featured a special Alice in Wonderland theme, and our own Stephanie Wallace decked out as the infamous Queen of Hearts.

During the event, OCA's Julia Devries spoke about the OCA-Careers project, and encouraged attendees to add to our interview archive.

All in all, the bingo night drew nearly 70 attendees, and raised much-needed funds for Cornerstone Housing for Women.



OCA founded its WIC Committee in 2020 as a forum for women who lead or work in OCA-member firms to connect with others, and to support, encourage and inspire their colleagues. Group members enjoy unique networking events and educational opportunities while engaging with their industry peers.



In November, the committee hosted its Women in Construction: Managing Time and Priorities session where participants learned habits and strategies to organize their personal and professional lives, and to ensure they make the most impact in both every day.

Finally, the WIC Committee closed out its year in December with a special networking session titled, Power Tools and Power Moves. More than 50 people attended, despite terrible weather outside.

Speaker Jennie West-Correia provided practical tips and tools to help attendees become better networkers, arming them with the “Power Tools” the need to make “Power Moves” in their careers. The event raised funds for Dress for Success – Ottawa to support their office re-location, and the committee collected used-clothing donations.



Women in Construction Committee Members, 2024

Amanda Kerr, Stantec  
 Graziela Girardi, Tomlinson  
 Linda Robinson, Comfort Insulation  
 Sarah Sullivan, Boxx Modular  
 Tracey O'Brien, Tomlinson  
 Vibha Pai, EBC Inc.

Chantal Laidlaw, CFT Group  
 Leanne Wilson, Carleton University  
 Nathalie Boulерice, Pomerleau  
 Vicki Vaillant, EllisDon  
 Trina Crawford, C&M Electric  
 Tammy Allarie, Thermal Systems Mechanical Insulation Services Ltd.

# PLANSROOM COMMITTEE REPORT

Construction activity in our region continues to perform at elevated levels. As our Building Permit Report on page 24 shows, permit values reached just short of \$3.4 billion in 2024. Although that figure was a slight decline from previous highs, it still represents another year of very strong construction activity – despite challenging economic conditions.

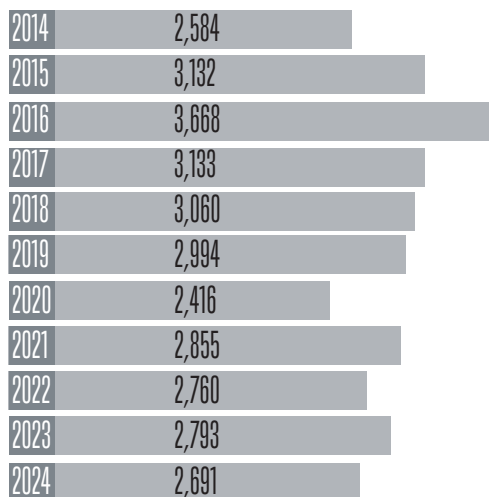
OCA's plansroom continues to be the hub for construction project information in our city. It's where local construction purchasers of all shapes and sizes turn first for posting the construction project information. And with good reason. Posting projects in our plansroom gives owners exposure to the nearly 1,200 member companies that build most of Ottawa's infrastructure.

Compared to a year ago, the volume of projects posted in our plansroom in 2024 ticked down slightly. The 2,691 projects posted represented a contraction of just under 4% compared to a year ago.

As is generally the case, the federal and city governments were among the largest users of our plansroom in 2024. The City of Ottawa posted 376 projects last year, the federal government 294, and BGIS, which administers projects on behalf of the federal government, 207.



## PLANSROOM PROJECT ACTIVITY, 2014-2024



## PROJECTS LISTED IN 2023 VS 2024

OWNER / AGENCY	2023	2024
City of Ottawa	357	376
PWGSC & Other Federal Depts.	315	294
NRC	30	28
DCC	74	54
NCC	34	17
Provincial & Other Municipalities	986	1,021
Private Owners & Developers	22	23
Ottawa Housing	34	31
Museums	28	26
Health Care Facilities	78	63
Schools	169	224
Universities & Colleges	102	54
Brookfield	303	207
Prequalifications	128	112
Notice Only	132	155
Other Public Tenders	2	6
Duplicate	5	0
<b>Total</b>	<b>2,793</b>	<b>2,691</b>

**% Change in 1 year** **-3.7%**

# 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.

Link2Build's plansroom is split up into six zones that cover the entire province. OCA members are based in zone 5, which covers the area from Petawawa to Cornwall to Gananoque.

Combined, the seven Link2Build partners processed and hosted more than 13,100 total construction bid opportunities in their plansrooms in 2024.



Zone	1	2	3	4	5	6	
2024	WCA	LDCA, GVCA, NCA	GTA & Barrie	KCA	OCA	NOCA	Total
January	128	312	161	115	237	54	1,007
February	155	419	205	108	306	85	1,278
March	192	433	256	164	303	101	1,449
April	164	436	301	98	261	91	1,351
May	141	389	415	91	260	114	1,410
June	133	333	311	72	222	93	1,164
July	152	328	365	86	232	97	1,260
August	141	298	257	65	191	63	1,015
September	117	236	216	56	190	46	861
October	159	235	185	70	184	62	895
November	125	258	160	66	167	66	842
December	94	146	102	46	134	49	571
<b>Total 2024</b>	<b>1,701</b>	<b>3,823</b>	<b>2,934</b>	<b>1,037</b>	<b>2,691</b>	<b>921</b>	<b>13,103</b>



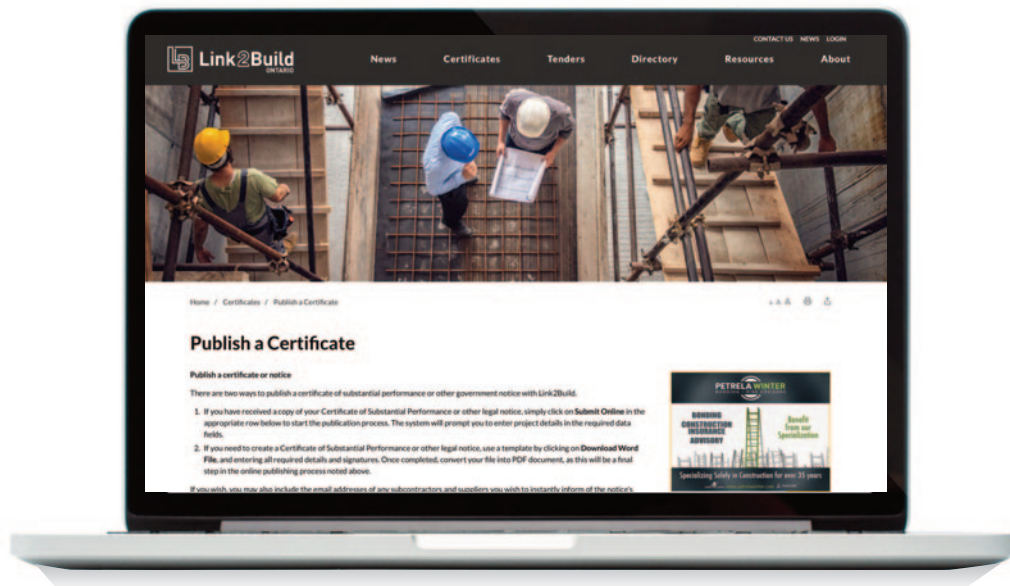
# Publish your CSPs with us

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, 2024

**Chair:** Greg Clarke, Valley Utilities

Susan Blanchard, Futech  
 Jamie Koeslag, REL Controls  
 Guy Lateigne, Vitrierie Latreille  
 Elizabeth Primeau, Total HVAC  
 Syed Hasan, CertaPro  
 Bob Watson, Marathon Underground

Matt Hill, All Pro  
 Marc Laliberte, Alliance Engineering  
 Cathy Major, Louis Bray Construction  
 Russell Grass Jr., Waterdon Construction  
 Mykola Pulnyev, EllisDon



# Last year was another great year for events at OCA.

Our calendar was filled with all kinds of fantastic networking and social activities, from curling in the winter to golf in the summer, and everything in between.

Thanks to everyone who attended, and to all our sponsors for their generous support.

Here's a rundown of the calendar.

---

We hosted our annual Curling Bonspiel at the Ottawa Hunt Club on February 26 for another afternoon of fun on the ice.

---



Our Annual General Meeting was held on March 21 at the Centurion Centre. At the event, we were thrilled to induct two industry icons— Wayne Crawford of C & M Electric and Tommy Sullivan of M. Sullivan & Son Construction — into our Wall of Fame. Chair Paul Mayer introduced incoming Chair Hubie Splinter of Graebeck Construction and the 2024 Board of Directors, and the meeting wrapped up with a special presentation on artificial intelligence and disruption in construction by speaker Jim Harris.



## 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.

In April, we hosted our Construction Symposium & Trade Show. The one-day event attracted more than 1,500 visitors from all sectors of the industry, and featured a trade show floor with nearly 160 exhibitors, and 13 engaging education sessions.



May's calendar included the latest in our series of Meet the GC events, with members getting the chance to rub shoulders with four local general contractors: Frecon Construction Ltd., Laurin and Company General Contractor, Morley Hoppner Inc., and Pomerleau Inc.



June, as always, featured our Spring Golf tournament. More than 500 participants joined us on June 11 for a great day of play and prizes at two courses: the Meadows Golf & Country Club and Anderson Links.



June also saw us celebrate the kick-off of the CFL Football season. OCA was pleased to host a special gathering for members at TD Place to watch the Redblacks tangle with the Hamilton Tiger Cats.





Thanks to everyone who came out to play at our Chair's Cup Golf Tournament on September 10. The weather was perfect for a day on the links! More than 500 players joined us for rounds of golf across three courses: Eagle Creek, Loch March and The Marshes. And for the first time ever, the team led by OCA's Chair took home top honours



In October, we launched our first-ever flag football tournament in conjunction with the Ottawa Redblacks. Twelve teams of 10 players each took the field for a great afternoon of play.



Our Chair's Reception on November 5 was a very special event. There, we celebrated the 100<sup>th</sup> birthday of OCA Life Member Don Chutter. Don has been a fixture in our local industry for generations, and his career crossed private businesses and not-for-profit associations for more than 50 years.



We closed off the year in style, as we always do, with our annual Christmas Gala. Held on November 30 at the Chateau Laurier, the event drew more than 400 members, and was a great success.

Entertainment Committee Members, 2024

**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

We were once again pleased to deliver 10 issues of our *Construction Comment* magazine in 2024. Each issue touches on the news in and around our association and across our local, provincial and national industries.



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



Some of the stories we covered last year focused on the scope of, and solutions to, the housing crisis across Canada, the new deal struck between the City of Ottawa and the Province of Ontario, the plans for the re-development of Block 2 across Wellington Street from Parliament Hill, plans for the reconstruction of the Alexandra Bridge, recent changes to the Construction Act, a wrap-up of our OCA Construction Symposium and Trade Show, plans to revitalize Ottawa's downtown core, as well as profiles of various projects, and much, much more!



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

## AROUND OTTAWA

A PHOTO SPREAD

PHOTOS BY DORAN CONTRACTORS LIMITED



**Purolator**  
 Project Address: 1400 Upper Canada Street  
 General Contractor: Doran Contractors Limited

Consultants and OCA member participants  
 Consultants: N4S Architecture Inc., R.L. McKee Engineering Ltd., BPA/Palerson Group Inc., EGIS Canada Ltd., Arcadis Professional Services (Canada) Inc., Rutland & Associates Ltd., N4S Architecture Inc., Brian Watson

Designer: Taggart Construction Limited  
 Project Manager: Excavation & Backfill, Site Services  
 Formwork: Capital Forming Ltd.  
 Reinforcing Steel: Nucor Rebar Fabrication  
 Concrete: Cavanaugh Concrete Ltd.  
 Concrete Finishing: Slaska Concrete Finishing Inc.  
 Masonry: G.A. Masonry Inc.  
 Structural Steel/Envelope: Conam Group Inc.  
 Roofing: Flynn Canada Ltd.  
 Plumbing, HVAC: Optimum Mechanical Solutions  
 Electrical: Zuber Electrical Contractors  
 Sprinkler Systems: Viking Fire Protection Inc.  
 Doors and Frames: D.L. Building Materials Inc./Pivo  
 Landscaping: Davis Landscape & Design Inc.  
 Concrete Paving: O'Leary's Ltd.

\* denotes non-member firm

24 Construction Comment JULY-AUGUST 2024

# 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 BY DORAN CONTRACTORS LIMITED



**Brookfield Phase II Redevelopment**  
 Project Address: 770 Brookfield Road  
 General Contractor: Doran Contractors Limited

Consultants and OCA member participants  
 Consultants: Hubin Architecture Incorporated, Smith and Anderson Consulting Engineers, BPA/Palerson Group Inc., Cailliet & Associates Inc., 4th Inc., COW Landscape Architect\*, EGIS Canada Ltd., Philip Mascarenhas, GSC, Taggart Construction Limited

Designer: Taggart Construction Limited  
 Project Manager: Excavation & Backfill, Site Services  
 Formwork: Capital Forming Ltd.  
 Reinforcing Steel: Nucor Rebar Fabrication  
 Concrete: Cavanaugh Concrete Ltd.  
 Concrete Finishing: Slaska Concrete Finishing Inc.  
 Masonry: G.A. Masonry Inc.  
 Structural Steel/Envelope: Conam Group Inc.  
 Roofing: Flynn Canada Ltd.  
 Plumbing, HVAC: Optimum Mechanical Solutions  
 Electrical: Zuber Electrical Contractors  
 Sprinkler Systems: Viking Fire Protection Inc.  
 Doors and Frames: D.L. Building Materials Inc./Pivo  
 Landscaping: Davis Landscape & Design Inc.  
 Concrete Paving: O'Leary's Ltd.

\* denotes non-member firm

24 Construction Comment JULY-AUGUST 2024

## AROUND OTTAWA

A PHOTO SPREAD

PHOTOS BY TERLIN CONSTRUCTION



**Vets on Main**  
 Project Address: 11 Des Oubats Avenue  
 General Contractor: Terlin Construction

Consultants and OCA member participants  
 Consultants: Darren Young and Mike Fitzgerald – WSP  
 Designer: Gillian Woods – Triform Interiors\*  
 Designer: Jonathan Lachner  
 Site Superintendent: Rich Desjardins  
 Project Manager: Cassin Napp  
 HVAC: Seabrook Bros. Mechanical  
 Doors and Frames: Merlin Door Systems Ltd.  
 Drywall: Rycoart Construction Inc.  
 Painting: Commercial Coatings and Coverings  
 Millwork: Terlin Construction

\* denotes non-member firm

24 Construction Comment DECEMBER 2024 - JANUARY 2025

## AROUND OTTAWA

A PHOTO SPREAD

PHOTOS BY TERLIN CONSTRUCTION



**Royal Society of Canada renovation and addition**  
 Project Address: 282 Somerset Street W.  
 General Contractor: Terlin Construction

Consultants and OCA member participants  
 Consultants: GS Studio "D-M Structural", HSP Canada Inc., Nathan McCagg  
 Project Manager: Rodney Chiolesio  
 Site Superintendent: Moses Excavation & Demolition  
 Excavation & Backfill: Absolute Structural Steel Ltd. / Combiq Steel Services Inc.  
 Structural Steel: Roof Top Roofing Ltd.  
 Roofing: Combiq Steel Services Inc.  
 Plumbing & HVAC: Blaxie Mechanical Services  
 Roof Top Roofing Ltd.: Division Eight Door Solutions Inc.  
 Doors and Frames: Korban Ltd.  
 Drywall: Terlin Millwork Division

\* denotes non-member firm

24 Construction Comment MARCH 2024

Construction Comment Magazine Advisory Committee Members, 2024

Chair: Graziela Girardi, Tomlinson Group

Jason Adams, Duron Services  
 Vincent Lamont, Lamont Flooring  
 Hubie Splinter, Graebek Construction

Part of OCA's role in the local construction community is to offer opportunities to members to not only grow their businesses, but also deepen their professional knowledge. Those opportunities come in many forms, including our professional networking events and our annual slate of education programming.

In any given year, OCA hosts a wide variety of courses – both in-class and virtual – for our members to deepen their skills. Some are focused on safety training, others on professional development, and still others on the fundamentals of work within our industry.

It was our pleasure to host 169 courses in 2024, with and 1,082 attendees.



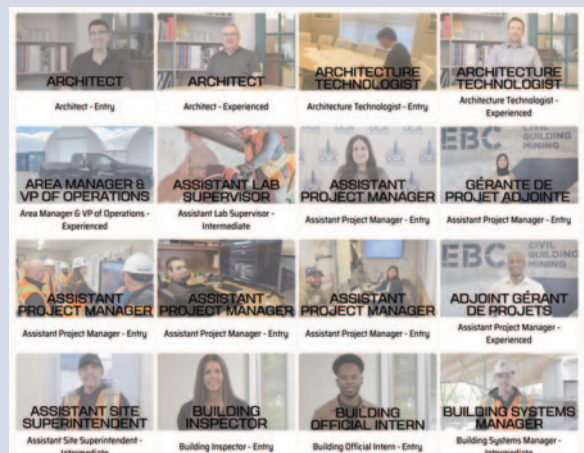
## OCA launched its newest initiative – OCA Careers – at the 2024 Annual General Meeting last March.

The site is focused on promoting careers in the construction industry to users of all experience levels, with a particular focus on youth. It includes a wide range of resources, such as education resources available to career finders, and video interviews with more than 200 employees from all types of OCA member companies, and who tell the stories of their roles at work.

One of the key features of the site is the Connect program. Through it, OCA staff aim to connect people looking for work in the construction sector with experienced professionals from among our membership base. To date, OCA has made more than 30 connections via in-class presentations to high-school students, attendance at high-school career days, and through construction site tours.

To date, the site has more than 5,000 views and the video interview series has received more than 47,000 impressions.

Check it out at [OCAcareers.ca](https://OCAcareers.ca)!



# ConstrucTOUR '24

One of the surest signs of the changing seasons in Ottawa is OCA's twice-yearly ConstrucTOURs.

Held in April and November, and planned in partnership with staff from the region's English- and French-language school boards, the tours provide interested youth with the opportunity to experience a day in construction. They offer important exposure to our industry, and help to demystify the different careers that are available in our great industry.

Last year's ConstrucTOURs visited two locations.

Across three dates in April, more than 100 total students experienced a tour of the construction site at the Centre Block of Parliament, and a presentation by the PCL/ED joint venture team on construction career opportunities.

In November, the tour shifted gears to visit the Adisōke library site on Albert Street. A total of 120 students attended across three days, with many remarking on the impressive nature of the building's main-floor atrium, the design of its staircases, and its etched-glass windows.

Thank you to everyone who volunteered to make these tours possible, including OCA tour guides Bernie DesLauriers, Brian Vlaming and Paul Mayer.



## Education Committee Members, 2024

**Chair:** Bruce Thomas, RECL Construction

Dana Lewis, Tomlinson Group  
Calvin Tong, Carleton University  
Brent Moore, University of Ottawa  
John Graf, JL Richards  
Ross McIntyre, Goodkey Weedmark  
Christopher Hahn, Algonquin College  
Alessandro Guarna, McDonald Brothers  
Patrick Mainville, La Cité  
Kelly Graham, PQCHC  
Lisa Benoit, Algonquin College

Pamela Shroeder, PCL  
Elisio Temprano, Pye & Richards  
Sean Lundy, MP Lundy  
Simon Taggart, Taggart Construction  
Richard Goldstein, KRP Properties  
Anelise Babcock, Algonquin College  
Caroline Carrière, CSDCEO  
David Hubbard, OCDSB  
Elaine Guenette, Smith + Andersen

## Education Subcommittee to organize annual ConstrucTOUR

Brian Vlaming, LTR Industries  
Paul Garnier, PCL Constructors

Bernie Deslauriers, CDL HVAC  
Paul Mayer, Sapacon Drywall

## Ottawa’s construction sector continues to perform at a near-record pace.



Last year was the sixth in a row in which the total value of building permits issued by the City of Ottawa exceeded \$3 billion.

The value of building permits issued by the City of Ottawa reached just shy of \$3.4 billion for the year. Although that figure is fractionally lower (-1.4%) than the total reported in 2023, it’s impressive for the fact that it shows strength and resiliency in the market at a time of economic uncertainty.

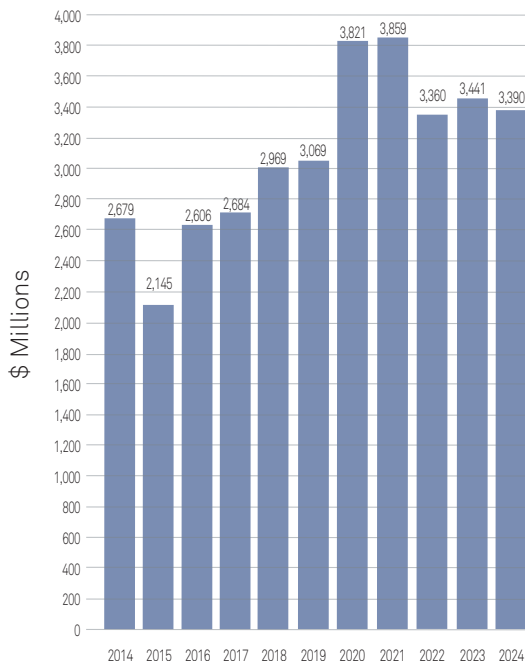
Everywhere you look across our city, there seems to be a construction project either in the ground or coming out of it.

The City of Ottawa continues to play a major role of its own, tendering hundreds of projects for critical road and underground infrastructure, for facilities across our community, and for the ongoing expansion of light rail. The provincial and federal governments are funding billions of dollars of construction work in the form of work at local schools and hospitals, and across our downtown core. Meanwhile, local developers are continuing work on all kinds of residential and mixed-use projects in all areas of the city.

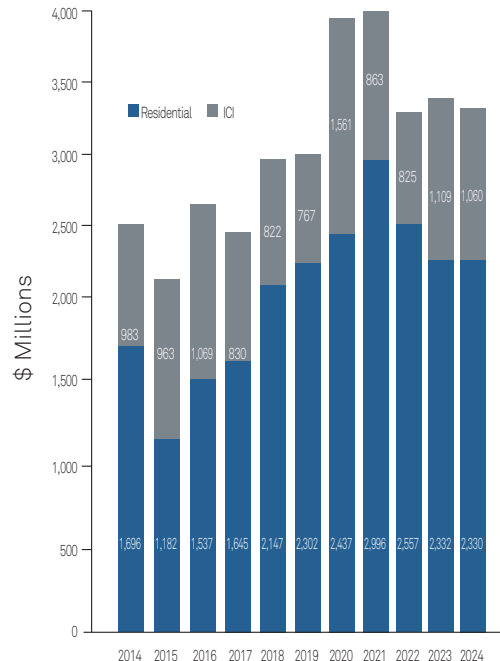
In total, the City of Ottawa issued 7,511 building permits in 2024.

More than 20 of them were valued at \$20 million or more, with four valued at more than \$50 million!

**Total value of building permits issued 2014–2024**



**Total value of building permits issued by type, 2014–2024**





# 2024's top projects

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

- Construct a six-storey apartment building with underground parking garage, 1050 Canadian Shield Ave. – \$77,942,682
- SUPERSTRUCTURE ONLY: Construct a seven-storey institutional building, 451 Smyth Rd. – \$72,662,696
- Construct an 18-storey and a nine-storey mix use buildings (towers joined at the base), 71 & 75 Oak St. and 933 Gladstone Ave. – \$69,654,320
- Construct a 22-storey mixed-use building (hotel units & dwelling units), 126 & 128 York St. & 151 George St. – \$69,283,593
- SUPERSTRUCTURE ONLY: Construct a four-storey parking garage – \$49,626,395
- Construct a 25-storey apartment building with underground parking, 1306 McWatters Rd. – \$48,750,355
- Construct two nine-storey apartment buildings connected by below-grade parking, Buildings A & B (Building B is mixed use with ground floor commercial), 305 Rochester St., 818, 820 & 822 Gladstone Ave. – \$48,741,931
- Construct a six-storey addition including casino and hotel, 4837 Albion Rd. – \$47,044,279
- Construct a three-storey mixed use building (Building C), 3600 Brian Coburn Blvd. – \$43,000,000
- Construct a 21-storey residential apartment building with retail units on the first floor and five levels of underground parking garage, 141 George St. – \$37,391,349
- Construct a 23-storey apartment building (Tower B), 1360 Carling Ave – \$30,474,484
- Construct a 21-storey apartment building (Tower A), 1370 Carling Ave. – \$30,474,484
- Construct a four-storey institutional building (Extendicare Long Term Care Home), 1045 Noella Leclair – \$27,857,493
- Construct a seven-storey parking garage (CHEO), 401 Smyth Rd. – \$25,843,183
- Construct an eight-storey apartment building with two floors of underground parking (Everest South), 601 Mountaineer Priv. – \$25,744,624
- Interior alterations in an eight-storey office building, 80 Elgin St. – \$25,000,000
- Construct a five-storey retirement home, 4755 Bank St. – \$24,547,866
- Construct a six-storey apartment building with underground parking (Building B), 360 Bobolink Rink – \$23,714,527
- Construct a six-storey apartment building with underground parking (Building A), 370 Bobolink Rink – \$22,683,517
- Interior and exterior alteration to a nine-storey institutional building (replace cladding, interior alterations to third storey lobby), 1125 Colonel By Dr. – \$22,000,000
- Construct an eight-storey apartment building (Tower D) – \$21,754,485
- Interior alterations to convert an 11-storey office building to mixed-use residential, 360 Laurier Ave. W – \$20,509,879
- Construct a nine-storey mixed use building, 777 Silver Seven Rd. – \$20,456,950



Hardrock Casino



Blackstone Village Development

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

Permit values exceeded \$300 million in six months of the year, with monthly values reaching a high of \$624 million in June.



# Industry united to shape the future of construction through bold advocacy

*by Rodrigue Gilbert  
CCA President*

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 our valued partners like the Ottawa Construction Association (OCA). 2024 was pivotal for CCA and the Canadian construction industry – a year where we united like never before in our unwavering commitment to building a stronger Canada.

Released in March, our 2024 Annual Review demonstrates CCA's commitment to you, our members.

Looking ahead, we are focused on the anticipated federal election and ready to launch our campaign, Construction for Canadians. But, looking back, I'm proud to outline the progress we've made together on some notable files.

## **Standing strong against U.S. tariffs**

In response to President Donald Trump's relentless tariff threats, CCA is actively engaging with federal and provincial leaders to highlight the potential damage these measures could have on Canada's construction industry. With rising material costs, potential delays, and the risk of stalling vital housing and infrastructure projects, we are assessing the impacts of these tariffs and advocating for policies that will minimize harm to the industry, Canadians, and the economy. Our focus is on collaborating with policymakers to protect critical supply chains and ensure the construction sector can continue to meet the needs of Canadians.



### Turning advocacy into action

Over the past year, CCA has engaged federal leaders to champion the needs of our industry. At the core of these efforts was our 2024 Hill Day, where close to 100 industry leaders held over 75 meetings with parliamentarians and key decision-makers, calling on the government to take bold action.

Canada needs to invest in long-term infrastructure in a way that prioritizes growth and resilience. We need to grow the construction workforce to combat the labour shortage and build a pipeline of skilled workers. We also need to modernize procurement and cut the red tape so the industry can deliver projects faster and more efficiently.

In a landmark development, the federal government announced the creation of the Canadian Infrastructure Council, ending a four-year delay. This council will play a key role in delivering on the National Infrastructure Assessment—an initiative that CCA has championed for years.

### Scaling up Canada's trade infrastructure

Canada's global competitiveness is slipping. Once ranked 10th in trade infrastructure, we've fallen to 26th. This decline is unacceptable and puts Canada's economy at risk. Our ports, railways, and highways—the arteries of our supply chains—are stretched thin and ill-equipped to handle growing demand and the mounting need to diversify our markets, especially now that U.S. President Donald Trump has imposed a 25 per cent tariff on Canadian goods.

CCA has been working in partnership with other stakeholders to secure a Canada Trade Infrastructure Plan that prioritizes strategic, long-term investments. Implementing the National Infrastructure Assessment is a critical first step to identifying and prioritizing the projects that will secure Canada's future.

### Rebuilding Canada's workforce

The construction industry is facing an acute workforce crisis. We continue to advocate for a balanced plan that considers the unique needs of our provinces. Without skilled labour, critical housing and infrastructure projects will face delays and cost overruns. We're also working to promote skilled trades as a rewarding career path, engaging youth, women, and underrepresented groups through enhanced training and apprenticeship opportunities. Workforce development is a necessity for Canada's growth.

### Awareness to action: Construction's progress on net zero objectives

In September, CCA released *Climate resilience in construction: Building for a sustainable future*, stressing the importance of building resilient infrastructure that can withstand extreme weather events, protect lives, and support community well-being. This report has served as a springboard for discussions with government on the need for greater investment and supportive policies to not only achieve net zero objectives but also protect Canadians and the infrastructure they depend on daily from the escalating threats of extreme climate events.

### Best Practices Services at CCA

Through Best Practices Services, and the work of our National Advisory Councils, CCA has published our *Bid Go or No Go* guide and a reference document on *Mastering risk management in construction contracts*. Look out for our more recent *Construction playbook: Public procurement risk allocation*, which outlines the fundamental principles of risk management in construction and offers practical mitigation strategies. These important documents reinforce our role as a thought leader and provide significant value back to our members.

### Stay in touch!

You can count on CCA to be a collaborative partner to OCA, 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](https://bit.ly/ccasubscribe), or by following us on LinkedIn.

OCA's CCA liaison, 2024: Wayne Ferguson, EllisDon





# FINANCIAL REPORT 2024

## 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, 2024 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, 2024 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, 2025

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

Year ended December 31, 2024

	2024		2023
	Budget (Unreviewed)	Actual	Actual
	\$	\$	\$
<b>Revenues</b>			
CCA/CCDC/CSAO documents	120,000	136,814	118,935
Directories	22,000		10
Education	240,000	296,270	275,596
Membership fees	1,178,500	1,213,700	1,142,650
Interest	82,000	93,623	66,465
Labour relation administration	60,000	60,000	60,000
Magazine	130,000	111,193	139,620
Plansroom operations	105,000	102,734	109,001
Rental	112,856	114,220	110,820
Social activities	919,100	1,044,437	627,634
Other	20,000	28,258	37,389
	<b>2,989,456</b>	<b>3,201,249</b>	2,682,366
<b>Expenses</b>			
Accommodation costs (Note 3)	191,000	158,035	158,007
Amortization of tangible capital assets	175,000	146,511	146,662
Board and committee meetings	50,000	43,653	36,847
CCA/CCDC/CSAO documents (Note 6)	65,000	61,243	55,993
Association fees	178,800	184,627	175,692
Consulting services	42,000	33,266	34,200
Directories	20,000		13,434
Doubtful accounts (recovery)		1,445	(15,354)
Education	155,000	204,225	171,694
General office administration	63,000	96,138	95,963
Insurance	11,360	14,742	14,921
Interest and bank charges	50,000	74,356	59,018
Magazine	100,000	102,100	100,000
Plansroom operations	12,000	12,814	13,556
Professional fees	17,500	11,284	10,030
Promotions (Note 4)	35,000	209,592	104,214
Salaries and employee benefits	880,000	903,152	762,619
Social activities costs (Note 4)	820,971	792,412	498,092
Staff training	4,000	2,360	
Telecommunications	15,000	10,082	9,541
Travel	40,400	41,531	32,085
	<b>2,926,031</b>	<b>3,103,568</b>	2,477,214
<b>Excess of revenues over expenses</b>	<b>63,425</b>	<b>97,681</b>	205,152

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, 2024

	2024			2023	
	Unrestricted	Invested in tangible and intangible capital assets	Internally restricted - capital fund	Total	Total
	\$	\$	\$	\$	\$
Balance, beginning of year	1,890,176	5,506,924	402,466	7,799,566	7,594,414
Excess (deficiency) of revenues over expenses	244,192	(146,511)		97,681	205,152
Acquisition of tangible and intangible capital assets	(29,036)	29,036			
Balance, end of year	<u>2,105,332</u>	<u>5,389,449</u>	<u>402,466</u>	<u>7,897,247</u>	<u>7,799,566</u>

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

	2024	2023
	\$	\$
<b>OPERATING ACTIVITIES</b>		
Excess of revenues over expenses	97,681	205,152
Non-cash items		
Amortization of tangible capital assets	146,511	146,662
Changes in working capital items		
Trade accounts receivable	20,882	23,707
Inventories	(6,396)	5,104
Prepaid expenses	(8,559)	(57,774)
Trade accounts payable	9,054	(38,279)
Deferred revenues	(31,497)	204,776
Cash flows from operating activities	<u>227,676</u>	<u>489,348</u>
<b>INVESTING ACTIVITIES</b>		
Acquisition of investments	(1,598,652)	(535,578)
Disposal of investments	1,105,029	473,924
Acquisition of tangible capital assets	(25,347)	(9,377)
Acquisition of intangible assets	(3,689)	
Cash flows from investing activities	<u>(522,659)</u>	<u>(71,031)</u>
<b>Net increase (decrease) in cash</b>	<b>(294,983)</b>	<b>418,317</b>
Cash, beginning of year	<u>455,693</u>	<u>37,376</u>
Cash, end of year	<u>160,710</u>	<u>455,693</u>

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, 2024

	<u>2024</u>	<u>2023</u>
	\$	\$
<b>ASSETS</b>		
Current		
Cash	160,710	455,693
Short-term investments, in guaranteed investment certificates	400,235	533,071
Trade accounts receivable (Note 5)	62,495	83,377
Inventories (Note 6)	66,438	60,042
Prepaid expenses	92,305	83,746
	<u>782,183</u>	1,215,929
Long-term		
Investments, in guaranteed investment certificates	2,200,767	1,574,308
Tangible capital assets (Note 7)	5,365,455	5,486,619
Intangible assets (Note 8)	31,489	27,800
	<u>8,379,894</u>	<u>8,304,656</u>
<b>LIABILITIES</b>		
Current		
Trade and other payables (Note 10)	100,664	91,610
Deferred revenues	381,983	413,480
	<u>482,647</u>	<u>505,090</u>
<b>NET ASSETS</b>		
Unrestricted	2,105,332	1,890,176
Invested in tangible and intangible capital assets	5,389,449	5,506,924
Internally restricted - capital fund	402,466	402,466
	<u>7,897,247</u>	<u>7,799,566</u>
	<u>8,379,894</u>	<u>8,304,656</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, 2024

---

### **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, 2024

---

### **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, 2024

---

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

**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, 2024

**3 - ACCOMODATION COSTS**

	<u>2024</u>	<u>2023</u>
	\$	\$
Property taxes	38,699	37,811
Repairs and maintenance	85,102	84,318
Utilities	34,234	35,878
	<u>158,035</u>	<u>158,007</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 2024, the following charitable donations were made from the surplus proceeds of the social activities and the charity budget:

	\$
Dave Smith Youth Treatment Centre	70,080
Ottawa Network for Education	45,800
CHEO	6,301
Algonquin College Don Chutter Bursary	12,000
Distress Centre of Ottawa	18,000
Cornerstone housing for Women	2,000
Dress for Success	2,000
Canadian Tire Jumpstart	1,000
Ottawa food Bank	4,250
Shane Jonas Fundraiser	500
OSGE	250
Christie Lake Kids	500
Ottawa Mission	50
	<u>162,731</u>

**5 - TRADE ACCOUNTS RECEIVABLE**

	<u>2024</u>	<u>2023</u>
	\$	\$
Trade accounts receivable (a)	<u>62,495</u>	<u>83,377</u>

(a) As at December 31, 2024, amounts owing from one customer represent 68% of the total trade accounts receivable (42% as at December 31, 2023).

**6 - INVENTORIES**

Total amount of inventory of \$61,243 (\$55,993 in 2023) 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, 2024

**7 - TANGIBLE CAPITAL ASSETS**

	<u>2024</u>		<u>2023</u>
	Cost	Accumulated amortization	Net carrying amount
	\$	\$	Net carrying amount \$
Land	1,171,970		1,171,970
Building	4,912,315	798,145	4,236,994
Computer equipment	59,999	56,976	3,334
Furniture and fixtures	168,741	115,291	62,263
Office equipment	231,803	208,961	12,058
	<u>6,544,828</u>	<u>1,179,373</u>	<u>5,365,455</u>
			<u>5,486,619</u>

**8 - INTANGIBLE ASSETS**

	<u>2024</u>	<u>2023</u>
	\$	\$
Educational course material	<u>31,489</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, 2024 (\$Nil in 2023). The line of credit bears interest at prime plus 1.25% (6.70% in 2024; 8.45% in 2023) 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>2024</u>	<u>2023</u>
	\$	\$
Accounts payable and accrued liabilities	73,524	36,252
Salaries payable	6,008	26,181
Indirect taxes	<u>21,132</u>	<u>29,177</u>
	<u>100,664</u>	<u>91,610</u>

Government remittances total \$21,132 as at December 31, 2024 (\$29,177 as at December 31, 2023).

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

## Notes to Financial Statements

December 31, 2024

---

### **11 - 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 2023) 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.

### **12 - FINANCIAL RISKS**

#### **Credit risk**

The Association is exposed to credit risk regarding the financial assets recognized in the statement of financial position. The Association has determined that the financial assets with more credit risk exposure are trade accounts receivable since failure of any of these parties to fulfil their obligations could result in significant financial losses for the Association.

#### **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.









# 2024 OCA BOARD OF DIRECTORS



**Standing from left to right:**

Director  
 Director  
 Assistant General Manager  
 Director  
 Director  
 Director  
 Director  
 Director  
 Director  
 Director  
 President & General Manager

Steve Schmalz, PCL Constructors  
 John Graf, J.L. Richards & Associates  
 Stephanie Wallace, OCA  
 Bob Bent, Stittsville Building Centre  
 Bruce Thomas, RECL  
 Humberto Ferrer, Marathon Underground Constructors  
 Cathy Godin, SK Sheet Metal Ltd.  
 Graziela Girardi, R.W. Tomlinson  
 Vincent Lamont, Jacques Lamont Ltée  
 John DeVries, OCA

**Seated from left to right:**

Director  
 2nd Vice-Chair  
 Past Chair  
 2024 Chair  
 1st Vice-Chair  
 Honourary Treasurer  
 Honourary Secretary  
 Director

Jeff W. Clarke, Inflector Environmental  
 Daniel J. Leduc, Soloway Wright LLP  
 Paul Mayer, Sapacon Drywall  
 Hubie Splinter, Graebeck Construction  
 Ken Crawford, C & M Electric  
 Greg Clarke, Valley Utilities  
 Jason Adams, Duron Services Ltd.  
 Jeff Tremblay, T & M Electrical Limited