



Vancouver Regional Construction Association  
General Contractors Division Meeting MINUTES

**Date:** 3:30 – 5pm, March 24, 2024

**Location:** Virtual via Microsoft Teams

| <b>Attendee</b>                            | <b>Company</b>                    | <b>Attendee</b>     | <b>Company</b>                       |
|--|-----------------------------------|---------------------|--------------------------------------|
| Scott Adkins - GC Division Chair           | PCL Constructors Westcoast Inc.   | Brad Stevenson      | Unitech Construction Management Ltd. |
| Regina Marklund                            | Turner Construction Company       | Marshall Brandt     | Summit Brooke Construction           |
| Craig Enns                                 | EllisDon Corporation              | Pedram Farzadmanesh | PFM Construction                     |
| Ronan Deane                                | North America Construction        | Brenden Zellinsky   | Gravity Construction Inc.            |
| Jordi Lamarre                              | Pomerleau Inc.                    | Atilla Reshand      | Cape Construction (2001) Ltd.        |
| Stephen Lacombe                            | Pomerleau Inc.                    | Daniel Rossi        | D.G.S. Construction Co. Ltd.         |
| Mat Baranowski                             | PCL Constructors Westcoast Inc.   | David Attanasio     | Seaforth Construction Ltd.           |
| Rabih Zahnan                               | Wesgroup Properties               | Nathalie Barret     | Scott Construction Group             |
| Mitch Rossi                                | D.G.S. Construction Co. Ltd.      | Rory Waterson       | Halse-Martin Construction Co. Ltd.   |
| Paul Thompson                              | BlueCity Construction Corp.       | Craig Archibald     | EBC Inc.                             |
| Robert Freimanis                           | BlueCity Construction Corporation | Ken McRae           | Townline Group of Companies          |
| Ryan Bos                                   | BlueCity Construction Corporation |                     |                                      |
| <b>Guest</b>                               |                                   |                     |                                      |
| Chris Atchison                             | BC Construction Association       |                     |                                      |
| <b>VRCA Staff</b>                          |                                   |                     |                                      |
| Jeannine Martin, President                 |                                   |                     |                                      |
| Cecile Lopez, Director of Operations       |                                   |                     |                                      |
| Erin Wormald, Member Experience Specialist |                                   |                     |                                      |



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Action Items

| Item #     | Owner | Action   | Timeline |
|------------|-------|--|----------|
| GC240304-1 | VRCA  | Share Education schedule with GC group on the topics we currently address that came up and VRCA to assess addition of topics if not addressed <ul style="list-style-type: none"> <li>Managing Risk: Limits of Liability, Insurance &amp; bonding, Supplementary Conditions, Contract Administration, Contract Management for Trades</li> </ul> | April    |
| GC240304-2 | VRCA  | Share with Education Committee course roadmap and analysis   | April    |
| GC240304-3 | VRCA  | Follow up on ACECBC discussion on Design Risk – next steps   | April    |
| GC240304-4 | VRCA  | Get information from Katy re Limits of Liability   | April    |

| AGENDA ITEM                | DISCUSSION   |
|----------------------------|--|
| 1. Welcome & Introductions | Roundtable introductions of attendees.   |
| 2. VRCA/BCCA/CCA Updates   | <p><b>BCCA Update</b></p> <p>Chris Atchison provided an overview of what BCCA does, its mandate to work on workforce development within the industry, and recent efforts on advocacy and prompt payment (see <a href="#">Attachment 1</a>).</p> <ul style="list-style-type: none"> <li>S Adkins: Re newcomers – are there sponsorship countries that we are working with and where’s the connection with BCCA and the government, provincial or federal?           <ul style="list-style-type: none"> <li>A: No targeted countries. We are working with the Canadian Construction Association to advocate for a lower points threshold or higher points dedicated to the skilled trades people that we need and matching those people with the demand we in BC/Canada. We've been working provincially to flesh out the opportunity for a trades mission to countries that are easily aligned with what we're looking for. Re connection to government – both federal (integrating newcomers program comes through a federal-funded program) and provincial (connection with Municipal Affairs in BC for the Provincial Nominee program &amp; temporary foreign worker program).</li> <li>Q: Are there promotions for Canada? A: major downfall of IRCC is we are not allowed to specifically market to people and promote jobs in BC. However, there are other entities that are driving immigration awareness and there’s no shortage of people who are finding us at the present time; we are an in-demand program.</li> </ul> </li> <li>C Archibald: Re prompt payment – can you give us an overview of some of the details that you are championing?           <ul style="list-style-type: none"> <li>A: At a very high level, this provides some balance and certainty within the system that's understood and agreeable to everybody involved. On receipt of a proper invoice, that payment would be issued within 28 days and those further down the pyramid would trigger payments for those companies within seven days of that 28 days being complete.</li> </ul> </li> </ul> |

- C Enns: The process exists already. The prompt payment adds rigor and consequences to not following the process, there's consequences and a process that you're held accountable through the adjudication process.
- S Adkins: Re builders life – what does that look like, how do you get that message out, and create more opportunities for the industry
  - A: We are going into the community, trying to give the right message & attracting youth going into high schools; the campaign shows this is a means to an end – if you want a lifestyle and be able to buy and do things, consider this industry where you can work in so many different variety of jobs.
  - B Stevenson: I participate in VRCA's school connection program and those are fantastic; however, we typically talk to students that are already interested in construction. It would be nice if we could get to a broader touch point.
  - R Deane: Let's get out there and challenge ourselves, give that positive message. A great message to parents is when you ask a child to do a trade, you're actually opening doors for him and not closing doors.
  - J Martin talked about the bringing trades to schools, which piloted a few weeks ago and how we are looking to scale this up and whether VRCA or our other partners such as Skilled Trades BC should implement that program. Additionally, the VRCA education committee is re-engaged and we will try to create more opportunity for more visits to schools to get some excitement around working in construction.
  - C Enns - We reach out to a lot of schools through our EDI programs – giving bursaries, a 2-week co-op to show them the range: that you can work in construction and can be in an office or in a site office or you can be on the tools. Getting in early and having access at this high school age level can steer people at the right time.

**VRCA Update**

- Jeannine thanked the new members who joined today and started with a membership update, which is up at 840. On advocacy – VRCA is participating in the prompt payment cross-jurisdictional analysis; working on building relationships so we can influence outcomes for construction at the municipal and local government level for the Lower Mainland; hosted several panels at Buildex to help raise the profile of construction. Our education committee has re-ignited, we created a new EDI committee and we are setting the terms of reference for this. For events, we have division meetings this week, women in construction conference on March 8, a mixer coming up on March 14 in Abbotsford. The CLF conference is coming up on May 2-4 and more than 50% sold so please get your tickets if interested. April is Construction month and VRCA will host a breakfast on April 15, more info to come. Finally, we are accepting project nominations for the Awards of Excellence until March 31<sup>st</sup>.
  - S Adkins: Does VRCA offer training on contract administration management or subcontract management? Also suggest the whole HR piece for some of the medium to small-sized contractors and subcontractors or trades.  
 A: Yes, managing subcontract is something we could look at.  
Action: Share current Education Schedule on these topics; assess addition of topics.
  - R Deane: Perhaps that's work for the education committee, if we could take a look at some records of the last



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|                              | <p>couple of years of rollout of different courses and see which ones are performing well, and which ones aren't<br/>         A: We have done some of that analysis, will ask Eva to share with the education committee (<b>Action</b>).</p>   |
| <b>3. Open Forum</b>         | <p>Design Risk – S Adkins &amp; J Martin met with ACEC-BC about this topic and talked about the challenges that general contractors have with the performance of the design community. Some of the common struggles include pressure on fees, limited skill and knowledge on the owner side, which drives bad choices on their end and/or our end. It was a good conversation and collaboration with a small group from the consultant community.</p> <p>Insurance – C Archibald: How big of a concern is the overall general limit of liability on contracts? Have you seen any impacts on contracts that don't have a general aggregate limit to the contractor on liability?</p> <ul style="list-style-type: none"> <li>• C Enns: We're seeing owners push for disproportionate limits of liability on the contracts; the limits of liability being put in, even negotiated down are not commensurate with the fee or cost to work. Some of our more sophisticated clients are looking for unlimited and we haven't made material progress on that to a point where it's a realistic limit of liability.</li> <li>• R Deane: there's a trend now of insurance going through the roof, the trend is unlimited. There was a time you had an idea of what it was based on the dollar value.</li> <li>• S Adkins: or the language is nuanced – we see language where it looks like it's limited, but really the language is nuanced enough where it's really unlimited. Where do you shed some of that risk as a contractor?</li> <li>• R Deane: Perhaps one of our professional service partners could provide an insurance overview of what's going on and trends in America. J Martin: Katy Fairley hosted for owners only the topic on insurance and risk for owners, it'd be interesting to get that same information. <b>Action:</b> Follow up call with Katy on Limits of Liability</li> </ul> <p>New wage transparency laws – no issues with members present</p> <p>New Child Labour Law – fyi this came through the procurement group and could be a burden to some suppliers (see <a href="#">Attachment 2</a>)</p> <p>Taxpayer-funded projects supplementary conditions</p> <ul style="list-style-type: none"> <li>• S Adkins: partnership with BCCA is one of those to make sure that our voice is being heard. Also with the market busy, be selective because you don't need to deal with unfavorable contracts.</li> <li>• R Deane: Re collaborative delivery, let's align with the engineers to create more reasonable supplementary conditions.</li> </ul> |
| <b>4. Other/New Business</b> | <p>No new business. The meeting adjourned at 4:58pm.</p>   |

Attachments:

1 – BCCA Update

2 – Forced Child Labour in Supply Chains Act