

# ASHRAE Ottawa Valley Chapter

## Chapter Meeting # 2 October 2003 Final



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Meeting Date:	Tuesday October 21, 2003
Location:	Capone's Restaurant, 1701 Woodroffe Avenue, Nepean
Presiding Officer:	President Jason MacMurdo
Attendance:	Total: 75      Guests: XX      Students: X
Theme Night:	TEGA and Student Activities
Technical Session:	Refrigeration system components
Table Top:	Walmar – MK Plastics manufacturer of plastic fans and utility blowers
Program:	Debate on design and construction approaches
Speakers:	Pro-design/build approach - Lew Triemstra, Vice President of Design Built, Westeinde Construction Pro-construction management approach - Jean Daoust, President, Daoust Construction Pro-bid & spec approach - Philippe Doyle, Partner, Lemay Dorval Fortin Doyle Architects Moderator - Joel Primeau, Account Manager, Trane Ottawa
Prepared by:	Jay Doshi – October 29th, 2003

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### **Technical Session** (3:45 – 5:15)

An in-depth presentation of the various components in a refrigeration system.

### **Social** (5:30 – 6:30)

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### **Business Session** (6:35 – 6:50)

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- President Jason MacMurdo opened the meeting and welcomed all in attendance
- President Jason MacMurdo introduced the OVC 2002/2003 Executive and the Board of Governors.
- Glenn MacLean introduced the guests.
- Chris Fudge, Chair of Student Activities, thanked the students from Carleton University for attending. Chris informed that Carleton will be chartering a new ASHRAE student chapter

### **Dinner** (6:50-7:30)

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### **Business Session-Continued** (7:30-7:50)

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- The theme for the evening was TEGA and Student Activities.
- Jason MacMurdo informed all of the availability of the table top display opportunity and the benefits. The table top vendor, MK Plastics (Elliot Pinkint) briefly addressed the membership and encouraged those present to visit their displays.
- Pierre De Gagne described the technical session and talked about the benefits of going back to the basics. There were 27 people in attendance at the technical session.
- Jason MacMurdo informed of the excellent Ottawa Valley Chapter (OVC) web site and introduced Don Johnson to describe the web site. Don Johnson talked about the web site and informed that Rod Potter had done an excellent job developing the website. He listed all the different options available at the web site including History,

- Joel Primeau (TEGA Chair) informed that next month, he will be posting on the web site items that the society would like volunteers to participate in. He requested participation in the evaluation of the ASHRAE TEGA awards from the membership, considering that Frank Vaculik had done this for many years.
- Heather Garner requested the members to assist in increasing the membership and participate in the signing of new members.
- Bob Kilpatrick inquired about replying to the email from the telephone committee on attendance to the meeting. Cathy advised that email response should be sent to Cathy Godin and not to Rod Potter (web master)

***Break*** (7:50-8:00)

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***Evening Program*** (8:00-9:00)

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Program: Debate on design and construction approaches  
 Speakers: Pro-design/build approach - Lew Triemstra, Vice President of Design Built, Westeinde Construction  
 Pro-construction management approach - Jean Daoust, President, Daoust Construction  
 Pro-bid & spec approach - Philippe Doyle, Partner, Lemay Dorval Fortin Doyle Architects  
 Moderator - Joel Primeau, Account Manager, Trane Ottawa

- Joel Primeau introduced the speakers.
- Jean Daoust described the benefits of construction management (CM) which included:
  - Turn the vision into reality quickly
  - Most clients prefer CM for fast track construction and/or special implementation requirements
  - Quality of materials varies and building life span has decreased
  - The need for integration due to time impact. CM offers a complete team approach, Bring the architect, engineer and construction into one team.
  - Construction manager has input during design and as well has client input
  - Owner/Client is able to obtain quality and timely project
  - CM provides a sequential process and fast track project
  - Increase flexibility and risk management to control cost
  - Value based selection
- Philippe Doyle talked about the bid/spec approach and the benefits of it including:
  - Owner hires architect and engineer
  - Owner hires construction team
  - Two separate contracts
  - System is widely used and accepted
  - Greater possibility of proper design resolution and cost determination before construction starts
  - Complete ability to value engineer the project upfront
  - Clearly defined roles and reduced liability
  - Each method has its benefits and problems but this approach is least confusing.

- Lew Triemstra described the design built approach and the benefits including
  - One stop shopping with one contract
  - Approach that is used by the pulp and paper industry, mining and automobile industry
  - One design team
  - What use to take 7 years can be completed in 2 to 3 years
  - Lowers cost
  - Allow owners to work with the design built team

The following were the rebuttals from each of the approaches:

Jean

- Cost lies between the owner and architect
- Trade selection less than effective
- Design built, owners have to go thru design team to reach architect

John

- CM cost control is not good and increases risk
- In CM there is owner with CM and owner architect and design team
- Competitive approach is not always good
- Does not require the owner to go thru the design built team but is part of the team

Philippe

- CM has the possibility of duplication
- Construction starts before all cost are known
- CM can result in cost creeping
- Change orders have clear changes

- Joel Primeau thanked our guests for their presentation and presented them with gifts.

- Jason MacMurdo reminded all present the next meeting is November 18, 2003.
- With no other business at hand, Jason MacMurdo adjourned the meeting 9:15pm.

Motion to Adjourn by Frank Bann and seconded by Joel Primeau

Distribution:

**Board of Governors**

**All RVCs**

**DRC**

Please review the minutes and report any errors or omissions in writing to Jay Doshi.