

Construction Specifications Canada is an organization representing diverse interests in the construction industry and related professions. It is dedicated to improving the quality and flow of information between these interests, whether in the form of specifications, contract administration or marketing.

March 2023 Edition

Editor: Tracey Stawnichy

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SAVE THE DATE!

CHAPTER MEMBERS SOCIAL

Date: Thursday, March 23, 2023

Time: 5:30pm – 9:00pm

Location: Greta YEG Bar – 10141 – 109 Street NW, Edmonton, T5J 3M5

More Information to Come!



2023 / 2024 Edmonton Chapter Executive

Director	Tracey Stawnichy	780 994 3699
Chairman	Andrew Brassington	587 341 5268
Vice-Chairman	Dylan Leclair	587 335 9552
Secretary	Jessica Prosser	587 340 7169
Treasurer	Catherine Osborne	780 705 7108
Architectural	Kevin Osborne	780 717 1007
Chapter Liaison	Position Open	
Education	Mike Ewaskiw	780 237 7844
Engineer	Jamie Murphy	780 983 0288
General Contractor	Position Open	
Interior Design	Corry Bent	780 995 1647
Manufacturer/Supplier	Mike Lafontaine	780 907 4920
Marketing, Promotion, and Communications	Jamie Murphy	780 983 0288
Membership	Dave Lawrence	780 901 7260
Newsletter	Tracey Stawnichy	780 994 3699
Specifications	David Watson	780 758 4147
Website Administrator	David Watson	780 758 4147
Trade Contractor	Kevin Kramers	587 232 0613
Program	Abby Sharpe	587 338 9194
Owner's Rep	Cam Munro	780 231 1739
Sustainability	Position Open	
At Large	Dave Lawrence	780 901 7260

Advertising Rates**Business Card: April 1 to May 30**

Rates cover your ad on our website 24 hours per day,
7 days per week.

Business card on-line:

Annual \$100 if received by May 1;

\$75 if received by August 1;

\$50 if received by November 1;

\$25 if received by February 1

Add \$50 to have a link to your company web site from
the CSC Edmonton Chapter web page.

Chapter Sponsor**New Chapter Sponsor Bundles:**

[edmonton.csc-
dcc.ca/About+Us/Sponsor+Opportunities+-
+CSC+Edmonton+Chapter/](http://edmonton.csc-dcc.ca/About+Us/Sponsor+Opportunities+-+CSC+Edmonton+Chapter/)

Student Sponsor**Meeting Sponsor**

\$50 for Individual (personal) Sponsor
\$250 for Corporate Sponsor

FOR FURTHER INFORMATION

Contact any member of the Executive, attend one of our Chapter Meetings, send your name and address to CSC Edmonton Chapter,
PO Box 35093 Mid Town PO. Edmonton, AB T5J 0B7, or go to edmonton.csc-dcc.ca for additional contact information.

GOALS OF CSC

Construction Specifications Canada is a multi-disciplinary non-profit association dedicated to the improvement of communication, contract documentation, and technical information in the Construction Industry. CSC is a national Association with Chapters in most major Canadian Cities.

To this end, CSC pursues the study of systems and procedures that will improve the coordination and dissemination of information relevant to the construction process.

We seek to enhance the quality of the design and management aspects of the construction activity through programs of publication, education, and professional development, believing that by so doing, we can contribute best to the efficiency and effectiveness of the construction industry as a whole.

OBJECTIVES OF CSC

To foster the interest of those who are engaged in or who are affected by the compilation or use any forms of specifications for the construction industry.

To publish literature pertaining to the construction industry.

To engage in activities to improve procedures and techniques related to the construction industry.

The opinions and comments expressed by the authors do not necessarily reflect the official views of Construction Specifications Canada. Also, appearance of advertisements and new product or service information does not constitute an endorsement of those featured products or services.

Announcements:

Chair's Message



Andrew Brassington, CSC Edmonton | Chapter Chair

Hello Chapter Members, old and new!

Spring is on the horizon, and the support that you are showing us great!

More and more opportunities to connect are upon us, including a Chapter Social on March 23rd. Stay tuned for more events.

If you would like to get involved with the Executive or can offer some time to support one of our events, please let us know.

The AGM is coming up May 11th and there are open positions on the Executive available! Take a chance and throw your hat in the ring!

I look forward to seeing you all at future events.

Cheers!

Membership in CSC

Dave Lawrence



In the construction industry's fast-paced environment, the need for and value of Construction Specifications Canada is greater than ever. CSC brings together individuals from all segments of the construction industry. All who have a vested interest in Canada's largest industry are invited to join CSC. When you join CSC, you become part of the only association that brings together professionals from all aspects of the construction industry.

DESIGN TEAM

CSC offers members of the Design Team the opportunity to meet with other members and exchange information. It also affords you the chance to help improve technology and its management, and the means to improve ways in which your ideals are translated into clear, concise, and complete documentation.

BUILDING TEAM

If you are a member of the Building Team, CSC offers you the opportunity to become involved in formulating specifications. Your valuable input into the programs can help generate time and cost savings, as well as improve performance.

SUPPLY TEAM

The multi-disciplinary composition of CSC allows members of the Supply Team to meet with other members of the construction team. CSC programs in data filing and information retrieval are geared to present convenient and concise information on your products for proper evaluation and specification.

THE STUDENT

If you are a student of architecture, engineering, or construction technology, CSC will provide you with a greater exposure to, and a better understanding of, the construction industry, giving you an excellent opportunity if you plan a career in the construction field.

People and Places – Welcome to new and past CSC Edmonton Chapter Members!

Fresh Faces (New Members)

Bryce Fulton

Project Engineer, RJC Engineers
514, 11425 – 105 Avenue NW, Edmonton, AB T5H 0C5
P: (780) 720-5662 Email: Bryce.fulton.20@gmail.com

Rod Colwell

Senior Technologist, ACI Architecture Inc.
17225 – 102 Avenue NW, Edmonton, AB T5S 1J8
P: (780) 486-6400 Email: rcolwell@aci-arch.com

Yes, We've Moved (Contact / Mailing Address Update)

None this month.

Previous Members Re-Joining / Re-Activated

None this month.

CSC Education:

Mike Ewaskiw, CTR, Manager, Architectural & Engineering Services, Stonhard



Principles of Construction Documentation

The PCD course is an introductory course that will enable the student to have a better understanding of construction documentation (specifications, drawings, and schedules), products, bidding procedures, and contracts. **It is also a prerequisite to all the other CSC education courses.**

Specifier 1

Specifier 1 is an intermediate level course that will take the individual beyond the concepts previously introduced in the PCD Course. Although some of the same topics are included, the depth of comprehension and explanation exceed that of the PCD course. The Specifier 1 is a prerequisite for the Certified Specification Practitioner (CSP) designation from CSC. Successful completion of the course may be credited toward the experience component requirements for the Registered Specification Writer (RSW) designation.

Technical Representative

The TR course provides a better understanding of contract documents and bidding procedures, product representation, professionalism, and ethics, and will provide a new depth of understanding and explanation of concepts beyond what was previously introduced in the PCD course. The course is designed for the individual involved in the supply section of the construction industry, such as manufacturer representatives, agents, or distributors of products. The student will have successfully completed the PCD course. Contact Mike for all your education needs.
P: 780-237-7844 E: mewaskiw@stonhard.com

EDUCATION COURSES

Upcoming Classes:

Principals of Construction Documentation (PCD) – Monday, January 16, 2023 @ ACI Architecture Specifier – TBD

Construction Contract Administration (CCA) – TBD

Technical Representative (TR) – TBD

Upcoming Classes Online:

Principles of Construction Documentation (PCD) – TBD

Construction Contract Administrator (CCA) – TBD

Specifier – TBD

Technical Representative (TR) – TBD

Upcoming Virtual Classes:

Principles of Construction Documentation (PCD) – TBD

Construction Contract Administration (CCA) – TBD

Specifier (SP) – TBD

Technical Representative (TR) – TBD

Social Media:

Check us out:



InfoNet 2023

What Is InfoNet?

InfoNet is the CSC Edmonton Chapter's premier event of the year that combines networking, education and inspiration. Join us for this half day experience and learn about new materials and technologies, reacquaint yourself with people in the design and construction industry and be inspired to foster some "out of the box" thinking.

Looking To Attend?

This is a sponsor invited event. If you have yet to receive an invitation, please contact your local material representative. Alternatively you can e-mail edmonton@csc-dcc.ca and a member of the committee will reach out to hosting tables. If you have any questions, feel free to contact any member on the InfoNet Committee.

Website:

<https://edmonton.csc-dcc.ca/>

Date: April 13, 2023

Location: Edmonton Polish Hall
10960 104 Street N.W. Edmonton

3:00pm	Reception and Tradeshow
5:30pm	Host Announcements
5:45pm	Dinner
7:00pm	Host Introductions
7:20pm	Keynote Speaker
9:00pm	Networking



ADAM KREEK

Adam Kreek is one of North America's top executive business coaches specializing in accelerating results through leadership development, strategic planning, and values-driven achievement.

With his team at Values-driven Achievement, Adam's mission is to provide growth-oriented leaders with knowledge, tools and accountability to lead effectively, execute with confidence and deliver distinguished results.

Adam has coached, trained and taught hundreds of thousands of people and teams at organizations including Microsoft, Amazon, Pfizer, Wells Fargo, General Electric, Mercedes-Benz, Royal Bank, L'Oreal, Shell, YPO, EO, and TEDx to advance with certainty, serve fearlessly, and sustain results. Most importantly, Adam walks the talk.

Prior to executive coaching and training, Adam worked in the financial and engineering fields. A two-time Olympian, Adam holds 60 international medals, including Olympic Gold and multiple hall of fame inductions. In 2013, Adam made the first-ever attempt to row unsupported across the Atlantic Ocean from Africa to America, the subject of the NBC Dateline Documentary, Capsized.

Adam's bestselling book, *The Responsibility Ethic*, teaches us the HOW of self-leadership, driving personal and professional results in individuals and organizations.

After hours, you'll find Adam raising three spirited kids with his wife, and adventuring outdoors in the Pacific Northwest. Adam holds a degree in Geotechnical Engineering and Hydrology from Stanford University, along with ECPC ACTP certification and ICF Coaching credentials.

MEET YOUR CSC EXECUTIVE COMMITTEE MEMBERS

Kevin Osborne, C.E.T.

Officer – Architectural

Holoblok



What motivated you to join the industry?

I have always wanted to work in the architectural field since I was very young. I was always fascinated by how construction worked, how things went together, and the design and aesthetics of buildings.

How long have you been in the industry?

I graduated from NAIT in 1985 and immediately started working for a steel fabricator (Spartan Steel) as an assistant shop superintendent. The economy was very depressed in the late 80's and I wanted to get into the job force. My first architectural position was about 9 months after graduation in 1985, for Robert Briskie Architect in St. Albert, my hometown. So, its' been about 37 years. Makes me feel old!!

learn about you?

In my early twenties I was a male clothing model for Covergirl model agency in Edmonton, for about two years.

What's the most interesting project you have been a part of?

That's difficult to limit to one, I was project manager, production lead, spec writer and CA for 1095 West Pender Building in downtown Vancouver, which houses the US Consulate on the top two floors, it also was designed for helicopter landings on the roof for evacuation of the consulate. I also worked on an underground storage facility for the Canadian government somewhere in BC, I signed an NDA, so that's all I can say about that project.

What's the one thing you'd like to see in the next 20 years?

Acceptance and understanding of all people generally and the governments of the world moving towards a more world concept of leadership for humanity, which would help to eliminate poverty and hunger and would improve world health in my opinion.

Articles of Interest

Mexico Bans Startup From Future Solar Geoengineering Experiments

Sourced from: <https://futurism.com> / Frank Landymore

Image by Futurism



Last week, we covered the efforts of a small environmental startup called Make Sunsets that was experimenting with releasing small amounts of sunlight reflecting, sulfur dioxide particles into the stratosphere via balloons.

The startup's goal was simple: to reflect the Sun's warming rays, thereby cooling the surface below, a process known as solar geoengineering.

Now, Make Sunsets' efforts have ground to an abrupt halt, with Mexico's Ministry of Environment and Natural Resources, Semarnat for short, firmly stating last week that it's prohibiting the project from further experiments.

In fact, the agency's halting all geoengineering projects in the country – a sign that the idea of injecting aerosols into the stratosphere are controversial as ever.

Over the past year the concept of solar geoengineering has been gaining a lot of traction amongst scientists as a way of combating climate change, while its many critics have argued it's a reckless and potentially dangerous way to slow down global warming.

Semarnat's reasoning for the ban, the Wall Street Journal reports, is the lack of international agreements that regulate geoengineering, the effects of which have the potential to surpass the scope of national boundaries.

Mexico was a signatory of a United Nations moratorium on geoengineering in 2010 that still technically allowed for small geoengineering projects – but it was nonbinding, and the neighboring United States hadn't agreed to it.

Make Sunsets' CEO and founder Luke Iseman was clearly disappointed by the sudden crackdown.

"I expected and hoped for dialogue," he told the WSJ.

According to his interview with The Verge, Make Sunsets only managed to launch two balloons last year, with each barely containing ten grams of sulfur dioxide. All things considered, a pretty insignificant amount.

Iseman's plan to fund his venture was to sell "cooling credits" to American companies, rated at \$10 per gram of released sulfur dioxide. Buying firms could then use these credits to claim they've offset a certain amount of their annual CO2 footprint.

The startup's methodology leaves plenty to be desired. For one, Iseman admitted to The Verge that they didn't even track the balloons, which raises the question: How are they measuring the impact of their sulfur dioxide releases? And why charge other companies money at such a nascent stage when the impact is still almost entirely unknown?

Whatever becomes of Make Sunsets, the fact remains that there is no scientific consensus on the long-term impacts of solar geoengineering, despite the uptick in interest.

Last fall, the White House announced that it would be coordinating a five-year research plan to assess the feasibility of solar geoengineering, and, echoing that cautious pace, scientists agree that more research needs to be done before pursuing it.

Haphazardly releasing balloons filled with sulfur dioxide arguably flies in the face of those sentiments, so in a way it's not surprising to see Mexico clamp down on Make Sunsets' efforts.

Amsterdam to Open Huge Underwater Bike Sheds

Sourced from: <https://www.globalconstructionreview.com> / David Rogers

wUrck's image of the Stationsplein Bicycle Shed showing the "oculus" that brings in its daylighting



Amsterdam is about to open two very large underwater bicycle parking spaces under the Open Havenfront waterway next to the city's Central Station.

The Stationsplein Bicycle Shed has room for 7,000 bikes and a second, to be opened in February, will be able to accommodate 4,000.

According to wUrck, conveyor belts will take cyclists 9m below ground "into an imaginary oyster with a

rough exterior of basalt and natural stone and a smooth, light interior".

Oriol Casas Cancer, wUrck partner, said: "The use of daylight and light and high-quality materials gives the bicycle shed a pleasant feeling. In addition, the main path of the bicycle shed has been designed as a 'street' and forms a direct connection to the metro and the station."

The architect collaborated with the Amsterdam Museum to decorate one wall of the shed with "pixels" of photographs and paintings which show the connections between the city and water.

The people of Amsterdam are estimated to make around 600,000 bicycle trips a day on some 900,000 bikes.

Are Building Codes Keeping Us From a Greener Built Environment?

Sourced from: <https://www.architectmagazine.com> / Blaine Brownell

Building codes "offer a fundamental baseline of protection in architecture," Blaine Brownell writes. But a new book by Aleksandra Jaeschke explores how they also show "biases that undermine the broader pursuit of systemic environmental performance," he adds.

Building codes offer a fundamental baseline of protection in architecture, requiring that buildings be designed and constructed to ensure minimum health and safety standards. Developed over centuries with the primary goal of protecting human settlements from the spread of fire, building codes have a proven track record of success. This demonstrated benefit is particularly important today, given the increased frequency and intensity of natural disasters.

Despite advantages at the local scale, building codes may be contributing to the fragility of the built environment as a whole. According to architect Aleksandra Jaeschke, today's codes exhibit particular, economic, and technological biases that undermine the broader pursuit of systemic environmental performance. In *The Greening of America's Building Codes: Promises and Paradoxes* (Princeton Architectural Press, 2022), Jaeschke reveals how our current residential codes and sustainable design standards limit progress toward the attainment of environmental health, safety, and welfare at a planetary scale – and, therefore, must be fundamentally reconceived.

Consider the topic of energy. Today's codes privilege more versus less, encouraging the adoption of renewable and energy-saving technologies over passive conservation strategies. The product focus of current green guidelines is evident in the emphasis on adding solar panels to augment operational energy supply versus implementing foliage-based shading to reduce energy demand.

To highlight this point, Jaeschke analyzed the Database of State Incentives for Renewables & Efficiency (DSIRE), regarded as the most comprehensive source of national building energy-related data, to elucidate which strategies are incentivized. "With a single exception – daylighting and solar-passive heating [are] mentioned once – passive design methods were not subsidized," she writes. "It is impossible to receive a rebate to pay an architect for their environmentally driven design ingenuity."

Current residential codes and sustainable design standards limit progress toward the attainment of environmental health, safety, and welfare at a planetary scale – and, therefore, must be fundamentally reconceived.

Codes are lexicons of material inequity. The building products addressed in most regulatory guides are established commercial materials produced by manufacturers who have invested in their safety testing. Missing are countless natural materials, vernacular building elements (think: thatch roofs), and non-commercial resources – even ones that have long been used in buildings.

Take straw bales, hemp, or other plant-based insulation materials. "As of today, no manufacturer can rate, and no licensed expert can verify, the quality of vegetative insulation," writes Jaeschke. "Unrated and unverified, vegetation, however exceptional its performance, cannot be considered a viable option when following the performance compliance path offered by the Energy Code." In other words, building regulation is a pay-to-play arena. There are untold numbers of healthier, environmentally preferable materials that go unused simply because no one has paid for their certification – or because they have no manufacturer or trade association representing them.

If the COVID-19 pandemic taught us one thing about building design, it is the fundamental importance of air quality. Residential building codes attempt to strike an awkward balance between requiring a minimum number of operable windows and ensuring a tightly sealed façade that minimizes the introduction of outside air while privileging mechanically supplied ventilation. Unfortunately, this trade-off often results in suboptimal levels of fresh air. Meanwhile, vegetated walls (so-called phyto-

purification systems) have demonstrated success in improving indoor air quality with plants, but such systems are not recognized by codes. "When mentioned in the code by their name, plants are simply considered a hazard or a nuisance," writes Jaeschke. She further explains that since vegetated systems are not compliance options, they do not come with a MERV (Minimum Efficiency Reporting Values) rating and, therefore, cannot be used to obtain a HERS (Home Energy Rating System) certificate – a requirement for Energy Code adoption.

Building codes' stipulations for wastewater management are also restrictive. For example, while scrutinizing the California Plumbing Code, Jaeschke reveals that required water closets must be connected to a drainage system. "The Plumbing Code does not mention composting toilets, and waterless toilets are prohibited," she writes. And yet, these strategies can provide significant benefits in reducing wasted clean water and relieving pressure on stressed waste treatment systems. In a conversation with Matthew Lippincott, an expert in alternative sanitation approaches, Jaeschke discusses the many hurdles that current building regulations and policies create for these more sustainable wastewater management strategies.

When considered at a global scale, health, safety, and welfare are all environmental imperatives – not just requirements for human occupants of buildings.

As *The Greening of America's Building Codes* reveals, the additive, "privileged product" basis for regulation is particularly problematic given the increasing average home size. Energy-saving incentives such as tax credits, for example, typically do not have a direct connection to built area – meaning that a McMansion is treated similarly to a tiny house despite its much more significant energy budget. "In fact, although household appliances continue to become more efficient, houses have grown bigger and more technology dependent," Jaeschke writes. "In the end, the paradox is that these technological artifacts and the incentives that support them make us consume, waste, and pollute more."

Impressive in its detail and sobering in its message, Jaeschke's book addresses crucial content that has too long been overlooked. Architects often prefer to focus on design rather than regulation but building codes function as the predesign of architectural projects, Jaeschke writes. These codes have evolved to ensure human safety and improve some aspects of environmental performance at the building scale. However, sustainability measures are typically introduced as added layers to older, outdated content. Furthermore, given our growing knowledge about effective ecological strategies, the codes lack the sophistication required to attain significant progress toward environmental goals.

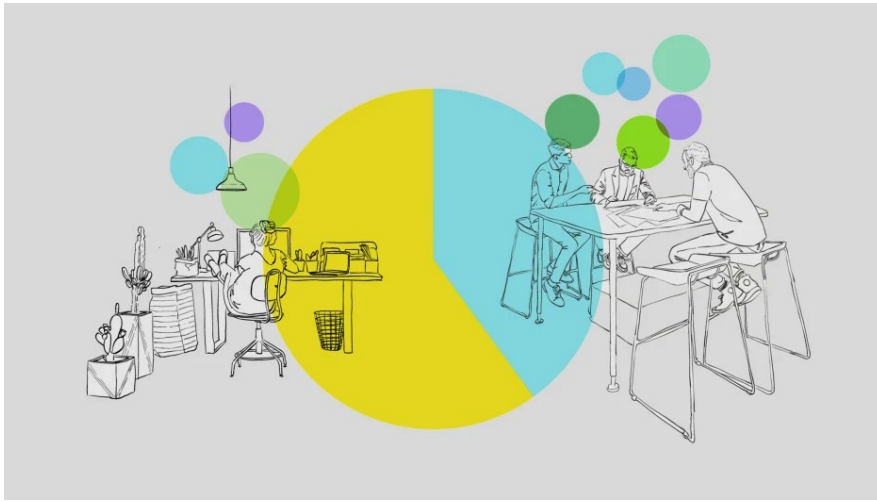
So, how to move forward? It is not enough to add green enhancements to current building regulations that maintain a part-to-whole perspective. Rather, we must adopt a whole-to-part understanding of how individual design choices affect the bigger picture. After all, when considered at a global scale, health, safety, and welfare are all environmental imperatives – not just requirements for human occupants of buildings.

In other words, without planetary health, safety, and welfare, there is no planet. Such a concept requires a fundamental shift in the logic and intentions of building codes and regulations. After all, buildings are not separate from nature, but part of the broader planetary ecology. "The greening of an old game won't do it," says Jaeschke. "It is time to get away from the rules that put us humans outside of nature. The first step toward this vital shift is to recircuit our mindsets."

It's Time to Embrace the 40% Office

Sourced From: Sourced from: <https://www.fastcompany.com> / Kelly Griffin, Robert Mankin, and Ryan Mullenix

Image courtesy of NBBJ



Studies have found that employees thrive when they spend 23-40% of their time in the office. How can workplace design adapt to this new reality?

Hybrid work is here to stay – employees value the flexibility it offers, and the arrangement can be beneficial to companies, too. However, some organizations have responded to this development by forgoing the office entirely. We believe this to be a mistake.

There are clear benefits to working together in person, according to Harvard professor Prithwiraj (Raj) Choudhury, who researches the future of work. In a recent study conducted with the nonprofit BRAC, Choudhury found that communication, creativity, and job satisfaction were optimized when employees came into the office a few days a week. It made our team of designers and researchers at the architectural firm NBBJ wonder: Given the dueling benefits of remote and in-person work, how should companies strike a balance? And more pressingly, what should a physical office become?

Working with Choudhury, we came up with the notion of the 40% Office. Grounded in research from Choudhury that suggests that 23-40% is the ideal amount of time to spend together, the 40% Office addresses the needs of businesses, their performance, and mentorship, while also supporting the well-being and flexibility of employees. Despite its name, the 40% Office is a reference point, not a literal recommendation. The exact amount of time each company should spend remote versus in person will be as unique as their specific business.

With that in mind, here are four ideas on how the 40% Office can maximize the benefits of our current hybrid way of working.

Get the Most Out of Your Space

Office space in the US is roughly 47% occupied, with many companies using their full space a few times a week. This is a significant drag on business, as real estate is the second highest expenditure after payroll. No company would pay full-time salaries to employees working 47% of the time, but that's the situation many find themselves locked into with their space. In this context, how can a 40% Office use space more efficiently? The answer may lie in rethinking how space is leased, shared, and used.

Given how quickly companies and their needs evolve, it is worth asking whether the 10-year lease is an anachronism. What's needed is a more creative model that mirrors how a 40% Office is used. For instance, in childcare, there are care options to enroll a child from one to five days. Leases could be arranged in a similar fashion, with two or more companies using the same office on different days. If the space is designed to accommodate the full range of working modes – from focus, collaboration, and learning to socializing and rest – it could be broadly adaptable to different industries and companies. Not every office needs to be custom-built.

Underused space can also be an asset. Companies could seek out creative partnerships with allied organizations, sharing or leasing space to one another as their needs evolve. Some of our tech clients have explored such arrangements, as have we. This approach could even be formalized by launching an incubator-like space or leveraging existing or novel space-sharing apps.

In a 40% Office, flexibility is obviously critical. Spaces that can adapt and fulfill more than one role enable companies to use space more efficiently as their needs evolve and head counts fluctuate. For instance, we helped one media company create storage spaces that can readily convert into personal offices, and designed conference spaces for a tech company with demountable walls for added flexibility.

Remove More Desks

While the experience of our clients suggests that, due to remote work, younger generations in particular lack the social connection and mentorship they desire, surveys show that people's expectations for better culture and collaboration are often unmet when they return to the office. That's because even when people are in the office, they rarely interact with those outside their immediate proximity. Given this context, how can a 40% Office become a place where people can truly connect – where meaningful interaction doesn't just happen by accident at the watercooler?

In the pursuit of greater connection and culture, companies may want to consider removing some or even all of their desks in favor of a diversity of spaces. Choudhury's research demonstrates that heads down work can be done effectively at home, which means office real estate might best be deployed in service of collaboration, culture, and learning. LinkedIn's new headquarters, for example, consists primarily of social and team space, with 50% fewer desks than what was originally specified prior to the pandemic.

Companies should also think about designing the 40% Office for 100% of the people – by aiming to create a more inclusive space where everyone feels at ease. It's critical to acknowledge that POC, women, people with disabilities, and even introverts are often less comfortable in the office to begin with. Design has a role to play in addressing this. LinkedIn's headquarters, for example, considered a range of physical and mental disabilities in its design, such as furniture, which accommodated 60 different postures and work modes.

Rethink Geography

A 40% Office might not even be recognizable as such – rather than an expansive workplace in a central business district, it might be highly diffuse, temporary, or unconventional. With hybrid work, companies are rethinking not only where work can happen, but how the location of talent informs their approach to creating teams.

Choudhury's patent office study observed that employees working remotely in the same city often convened organically to discuss work, best practices, and socialize, underscoring the value of time together for remote workers. To reinforce this natural tendency, companies may consider a loose office model with clusters of satellite locations that could be storefronts, coworking spaces, or any number of informal meeting places like cafes or parks that change according to need.

Alternatively, a 40% Office could be a cultural hub in a highly visible location, which builds a real connection to the community. As a semipublic space, the office could be the cultural heart of a business, sharing its origin story while providing public amenities like parks, gardens, or museums.

Companies might also consider whether a 40% Office even needs to be in the city at all. Our work with clients like Zillow has explored remote sites as settings for culture building activities. These types of locations can be used for retreats, onboarding, and town halls, and may be especially useful for

large companies where teams meet infrequently in person. A unique setting and experience can create memorable moments that strengthen relationships, communication, and team accountability.

Be Strategic About Convening

Our workplace design clients – which range from tech to finance to creative – often tell us about the challenges they encounter as employees spend more time alone. A lack of accountability, a decrease in mentorship and networking, and a frayed sense of connection and culture are at the forefront. However, just bringing people back into the office more frequently doesn't improve organizational culture by itself. Choudhury's research suggests companies need to be more purposeful about where work overlaps and touch points happen.

For some companies, the 40% Office may mean teams are in the office two or three days a week each week. But in other organizations, teams may only need to meet monthly or quarterly for lengths of time that add up to 40%. Teams who come in a few days a week, for instance, might rely heavily on personal interaction and include younger employees who need mentoring. These teams may perform better in shared work neighborhoods, with space for focus and collaboration, and places where they can socialize and learn in overlapping amenity spaces.

Monthly teams, by contrast, may be more established and leverage in-person time for planning and problem-solving. Ideal spaces for these teams may resemble those at Amazon's Seattle headquarters: work spaces that ditch desks in favor of a range of amenities and informal collaboration spaces like the Spheres. And quarterly teams, which might be dispersed in different offices and meet only to create or launch new products, may do better in an unconventional retreat setting, where team space, amenities, and lodging are commingled.

Regardless of whether companies do their work in-person, remote, or in a hybrid fashion, they are stewards of their business objectives, culture, and talent. The 40% Office is a reference point in a somewhat ambiguous moment, a loose guideline rather than a literal target. The workplace will continue to evolve, just as it has over the past century. More research will come to light, offering insights as to how much time together is ideal based on the type of work being done. But the direct relationship between the office and the work it supports will remain constant. Optimizing the interaction and environment for this interface is critical for a workplace to thrive in a hybrid era.

ASSOCIATION LINKS

- **Alberta Construction Safety Association (ACSA)**
www.acsa-safety.org
- **Alberta Building Envelope Council (ABEC)**
www.abecnorth.org
- **Building Information Modeling (BIM) Forum**
www.insightinfo.com/bimforum
- **Biomimicry Guild**
www.biomimicryguild.com
- **Canadian Green Building Council (CaGBC)** www.cagbc.org
- **CCDC Documents**
www.ccdc.org/home.html
- **Architecture 2030**
www.architecture2030.org
- **BuildingSMART Alliance** (North American Chapter of BuildingSMART):
www.buildingsmartalliance.com
BuildingSMART International (formerly IAI)
www.buildingsmart.com
- **Biomimicry Institute**
www.biomimicryinstitute.org
- **Canada BIM Council**
www.canbim.com
- **Canadian Green Building Council (CaGBC) – Alberta Chapter:**

- **Construction Specifications Institute (CSI)** www.csinet.org
- **International Construction Information Society (ICIS)** www.icis.org
- **OmniClass**
www.omniclass.ca
www.omniclass.org
- **Uniformat**
www.csinet.org/uniformat
- **Institute for BIM in Canada (IBM)**
www.ibt-bim.ca
- www.cagbc/chapters/alberta
- **Construction Specifications Canada (CSC)**
www.csc-dcc.ca
- **buildingSMART Data Dictionary**
bsdd.buildingsmart.org
- **MasterFormat**
(<https://secure.spex.ca/siteadmin/freedocuments/images/1.pdf>)
- **buildingSMART Canada**
www.buildingsmartcanada.ca
- **Ace BIM**
www.acebim.ca

ASSOCIATION LIAISONS

Alberta Association of Architects (AAA)
<http://www.aaa.ab.ca/>

Alberta Painting Contractors Association (APCA)
www.apca.ca

Alberta Wall & Ceiling Association (AWCA)
<http://awca.ca>

Alberta Roofing Contractors Association (ARCA)
<http://www.arcaonline.ca>
info@arcaonline.ca

American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE)
<http://www.ashrae.org/> / ashrae@ashrae.org

The Canadian Wood Council (CWC)
<http://www.cwc.ca>
info@cwc.ca

Portland Cement Association
ConcreteTechnology@cement.org

Interior Designers of Alberta
www.interiordesignalberta.com

Alberta Painting Contractors Association (APCA)
www.apca.ca

Association of Professional Engineers, Geologists, and Geophysicists of Alberta (APEGGA)
<http://www.apegga.org/> dward@apegga.org

Association of Science and Engineering Technology Professionals of Alberta (ASET)
<http://www.aset.ab.ca/>
Russ Medvedev, russem@aset.ab.ca

Building Owners and Managers Association (BOMA)
<http://www.bomaedmonton.org/> / edmonton@boma.ca

Consulting Engineers of Alberta (CEA)
<http://www.cea.ca/> info@cea.ca

Edmonton Construction Association
www.edmca.com
contact@edmca.com

Terrazzo, Tile & Marble Association of Canada (TTMAC)
<http://www.ttmac.com/>
association@ttmac.com

Bulletin Board

Message from the Executive:




















We in the Executive are looking for creative-minded individuals who can take on a position and follow through with ideas...if this is YOU, send a message to information@csc Edmonton.ca and we will be quick to get back to you!

Open Positions Include:

Chapter Liaison
Sustainability
Contractor's Rep

You don't need to be a member of the Committee to come and participate in our monthly Chapter meetings but watch out if you do! You may find yourself holding a position...maybe even as Chapter Chair...

The Executive

Director / Newsletter Editor  Tracey Stawnichy, LEED AP, CSC Contract Administrator ACI Architecture Inc. P: 780-994-3699 tstawnichy@aci-arch.com	Chair  Andrew Brassington, CTR Western Canada Sales Rep ROCKWOOL P: 587-341-5268 Andrew.brassington@rockwool.com	Vice-Chair  Dylan Leclair, CTR IKO Commercial P: 587-335-9552 Dylan.leclair@iko.com	Treasurer  Catherine Osborne GH Construction Ltd. P: 780-705-7108 catherine@ghconstruction.ca
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Officer Technical Program  Abby Sharpe Architectural Representative Brock White P: 587-338-9194 Abby.Sharpe@brockwhite.com	Officer Membership  David Lawrence Retired P: 780-901-7260 davidlawrence@interbaun.com	Officer at Large  David Lawrence Retired P: 780-901-7260 davidlawrence@interbaun.com	Officer Sustainability  Position Open
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