

FEBRUARY 2026

VANCOUVER CHAPTER NEWSLETTER

Construction Specifications Canada



The Hive at 2150 Keith Drive in Vancouver

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MARK YOUR CALENDARS

FEBRUARY 25- MARCH 1 RJC Victoria	PRINCIPLES OF CONSTRUCTION DOCUMENTATION (PCD) Course In person
MARCH 12 11:30am Lunch Hotel Le Soleil Vancouver	REDUCING A BILLION DOLLAR PROBLEM IN CONSTRUCTION THROUGH CORRECT MOISTURE TESTING OF CONCRETE Chris Maskell, NFCA and David Daniels, Tramex
APRIL 1 - APRIL 4 RJC Victoria	CONSTRUCTION CONTRACT ADMINISTRATOR (CCA) Course In person

WORDS FROM THE CHAIR

I can't help myself but watching some of the weather in other parts of Canada or even other parts of the World right now makes me grateful. We live in such an amazing place, and I am happy to call Vancouver home. I encourage everyone to get outside and enjoy some fresh air while getting a little exercise this spring, it's one of my favorite times of year.

On the CSC front, the Executive has been busy with the start of a new year, our luncheon program is complete with some great topics. We will be having our CGM in April, so if you would like to join the Executive in any capacity, plan on attending and please reach out to me ahead of time so we can discuss. Lastly, membership dues were emailed out in December and are past due, so please get this done if you haven't done so already.

CSC continues to strive towards growing membership and adding value to existing membership, we are always welcome to suggestions and areas for improvement. If you have any ideas, please let me know.

Go Canada Go, make your country proud!



Todd Gerard
Chapter Chair

DIRECTOR'S REPORT



John Alley
Chapter Director & Secretary

Spring is in the air!

We have started off the year with a bang and have hosted two fantastic luncheons. We look forward to seeing more people attend our next luncheon on March 12th. A big thank you to Ron Toth and George McCutchen for their dedication in getting our speakers organized and set up.

The Board of Directors' meeting was recently held on January 31st and February 1st, where many great changes and initiatives for CSC were discussed. We conducted a thorough review of the CSC Strategic Plan, and it is fantastic to see the roadmap we have moving forward. The group continued to discuss sponsorship packages for the individual chapters, and we are looking to start implementing these shortly. This Board Meeting was also the last for your Executive Director Nick Franjic and we bid him good health in his retirement.

We have also seen a resurgence of members nationally; it is great to welcome so many new and returning members from several years back. We can't thank the Executive Council enough for all their hard work, and we look forward to continuing our work with all the chapters to make CSC even better.

The chapter is looking at bringing back some social events for 2026, and we are always looking for opportunities and ideas. Thank you to all our active members; we look forward to seeing you at our next luncheon and with everyone else at the National conference in Winnipeg.



Nick Franjic retirement's celebration



Nick Franjic retirement's celebration

2025 - 2026 PROGRAM

OCTOBER 22 3:00 to 7:00pm Trade Show 5:00pm Speaker Presentation Italian Cultural Centre, Vancouver	Oktoberfest Trade Fair 2025 Tabletop displays, food and drinks including speaker presentation: Construction Law: Year in Review Satinder Sidhu, Clark Wilson LLP
NOVEMBER 6 11:30am Lunch EXchange Hotel, Vancouver	Translating Net-Zero Performance in New Construction Specifications Neil Norris, RDH Building Science Inc
DECEMBER 11 11:30am Lunch EXchange Hotel, Vancouver	2025 Construction Year End Review Jeannine Martin, President, VRCA Craig Larkins, Director Advocacy and Engagement, VRCA
JANUARY 8 11:30am Lunch Executive Hotel Le Soleil, Vancouver	Understanding Pool Systems. Robert Ousey – Mapei
FEBRUARY 6 11:30am Lunch Executive Hotel Le Soleil, Vancouver	Effective Approaches to Acoustical Challenges in Mass Timber Buildings Kiyoshi Kuroiwa, Aerocoustics Engineering Ltd.
FEBRUARY 11-12	BUILDEX VANCOUVER
FEBRUARY 25- MARCH 1 9:00am-4:00pm	PRINCIPLES OF CONSTRUCTION DOCUMENTATION (PCD) Course In person RJC Victoria, BC
MARCH 12 11:30am Lunch Hotel Le Soleil, Vancouver	Reducing a Billion Dollar Problem in Construction Through Correct Moisture Testing of Concrete Chris Maskell, NFCA and David Daniels, Tramex
APRIL 1 – APRIL 4 9:00am-4:00pm	CONSTRUCTION CONTRACT ADMINISTRATOR (CCA) Course In person RJC Victoria, BC
APRIL 10 11:30am Lunch Hotel Le Soleil, Vancouver	Evolution of Collaborative Construction Contracts Rick Boates, Unitech Construction Management Chapter General Meeting
MAY 8 11:30am Vancouver, BC	Building Tour <u>Sen'ákw</u> development
MAY 14 Online	Chapter General Meeting
MAY 20 - 23 Winnipeg, Manitoba	CSC National Conference 2026 - Winnipeg The big event not to be missed, with two full days of presentations in multiple streams and evening social activities to bring everyone together.
TBD	GOLF

MEMBERSHIP

We're thrilled to welcome all the new members who have joined us since January of last year!

Utkarsh Singh
Intermediate Designer at Flat Architecture Inc.

Oleksandr Yeremiahin
Station one Architects

Sawinder Kaur
Thinkspace Architecture Planning Interior Design Inc

Salma Elsherbiny
Hilti Corp

Mark Augustynowicz
Metro Aluminum Products

Ian Chandler
Performance Products International

Bernie Schneider
Enterprise Paper Co. Ltd

Elena Schneider
Mapei

Molly Gray
Acton Ostry Architects

Shirley Stern
Neogard

Patrick Schilling
Patrick Schilling Architecture + Consulting

Satinder Sidhu
Clark Wilson LLP

Chun-Wei Chang
Sherwin Williams

Mijeong Song
WA Architects Ltd

Milan Schuck
Sika Canada

Jinfeng (Jane) Ma
Francl Architecture Inc

Maureen Norton
Keystone Architecture & Planning

Chris Maskell
National Floor Covering Association of Canada

Adam Lunn
Tremco Commercial Sealants and Waterproofing

Chris Torunski
IKO Industries

Harmeet Singh Grewal
CaizenX Homes

Louis Nguyen
Costar Construction Inc

Doug Rutherford
Mac Skylights

Jason Wesely
Vitrum Glass Group



<http://www.hdr.com>

Rendering of St Paul Hospital in False Creek, Vancouver
by HDR and Stantec

EDUCATION

Exciting news! The Vancouver Island Chapter is rolling out a series of in-person courses in the weeks ahead—don't miss out!

Principles of Construction Documentation (PCD)

CSC Vancouver Island is pleased to present a 5-day classroom workshop of the PRINCIPLES OF CONSTRUCTION DOCUMENTATION (PCD) Course. This course will enable the student to have a better understanding of construction documentation (specifications, drawings and schedules), products, bidding procedures and contracts.

The PCD course is designed for individuals involved in the construction industry, who at any point in their career are required to review, produce, supply products for, or rely on, the project manual / specification. In other words, it is designed for anyone in construction, whether they work as a designer, consultant, contractor or supplier. The PCD Course is also precursor to all the other CSC education courses.

Course Dates & Times: Wednesday, February 25th to Sunday, March 1st 2026

Time: 9:00 – 4:00pm

Course Location: RJC Victoria

#330 - 1515 Douglas Street, Victoria BC, V8W 2G4

Course Cost: \$875 + 5% GST = \$918.75 for CSC members and Students

(Check the box) \$1175 + 5% GST = \$1233.75 for Non-members

Includes student manual, other materials, and refreshments

EDUCATION

Construction Contract Administrator (CCA)

CSC Vancouver Island is pleased to present a 5-day classroom workshop of the CONSTRUCTION CONTRACT ADMINISTRATOR (CCA) Course. The course objective is to improve construction contract administration by providing education related to the understanding, administration, and enforcement of conditions of the contract during the bidding and construction phases of the project.

The CCA course is designed for those individuals involved in construction administration, including Contract Administrators, Property Managers, Architects, Engineers, Interior Designers, Specification Consultants, Building Authorities, and Bonding and Insurance Agencies.

This course is a requirement to obtain the Certified Construction Contract Administrator (CCCA) designation.

Course Dates & Times: Wednesday, April 1st to Sunday, April 5th 2026

Time: 9:00 – 4:00pm

Course Location: RJC Victoria

#330 - 1515 Douglas Street, Victoria BC, V8W 2G4

Course Cost: \$875 + 5% GST = \$918.75 for CSC members and Students

(Check the box) \$1175 + 5% GST = \$1233.75 for Non-members

Includes student manual, other materials, and refreshments

ARTICLE

BC Supreme Court Dismisses Dormant Lien Action — Security Released After Five Years

By Carter Moe and Tyler Williamson

4HD Construction Ltd. v. Dawson Wallace Construction Ltd., 2025 BCSC 2191

Update from Counsel for the Applicants

Key Takeaway

The BC Supreme Court has confirmed that construction lien claimants who obtain prejudgment security must actively prosecute their claims. Where they do not, defendants can (and should) seek dismissal for want of prosecution, even if the lien has already been replaced by cash or a lien bond.

In the case of [4HD Construction Ltd. v. Dawson Wallace Construction Ltd., 2025 BCSC 2191](#), our clients were successful in having a long-dormant lien action dismissed after nearly five years of inactivity, freeing up security that had been posted since 2020.

Background

The plaintiff subcontractor commenced an action seeking approximately \$115,000 for alleged unpaid work on a Langley distribution centre. Although the lien was promptly discharged after our client posted full security into court, the plaintiff took almost no meaningful steps to advance the litigation thereafter.

Aside from exchanging document lists in 2021 and filing two notices of intention to proceed (without any follow-

through), the plaintiff allowed the action to languish until we brought an application to dismiss for lack of prosecution under Rule 22-7(7).

The Court's Analysis

The Court applied the three-part test from [Giacomini Consulting Canada Inc. v. Strata Plan EPS 3173, 2023 BCCA 473](#):

Was the delay inordinate?

Was it inexcusable?

Do the interests of justice nevertheless favour allowing the action to proceed?

The Court answered the first two questions unequivocally yes, and concluded that the interests of justice strongly favoured dismissal.

Why the Application Succeeded

The Court emphasized several factors that will be of particular interest to owners and contractors defending lien claims:

Security had been tied up for over five years, creating ongoing prejudice and triggering a heightened obligation on the lien claimant to move the case forward.

The claim depended heavily on alleged oral discussions from 2019, increasing the risk of evidentiary prejudice caused by delay.

The plaintiff filed two notices of intention to proceed but then did nothing, demonstrating awareness of the need to act – and a failure to do so.

The plaintiff was found to be an experienced litigant, undermining any suggestion that the delay was accidental or excusable.

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Importantly, the Court reiterated that even where a lien has been replaced by security, the obligation to prosecute with dispatch remains. Delay alone can justify dismissal, without requiring defendants to prove specific trial prejudice.

Practical Takeaways for Owners and Contractors

From a defence perspective, this decision reinforces several strategic points:

Do not accept prolonged inactivity simply because lien security has been posted.

Dormant lien actions are vulnerable to dismissal, particularly where funds have been tied up for years.

Courts will scrutinize delay more closely where the plaintiff has benefitted from the extraordinary prejudgment remedy of a lien.

A well-timed Rule 22-7(7) application can result in full dismissal of the claim and release of security, not merely procedural pressure.

Closing Comment

This decision is a strong reminder that construction litigation in British Columbia is not “set and forget.” Where lien claimants fail to move their cases forward, defendants have a powerful procedural remedy available – and the courts are prepared to grant it.

If you are facing a dormant lien claim or have questions about dismissal for want of prosecution, our Infrastructure, Construction, and Procurement group can provide strategic guidance.



Carter Moe, P.Eng.
Associate
Clark Wilson



Tyler Williamson
2025-26 Articling Student
Thompson Rivers University
Clark Wilson

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INDUSTRY ORGANIZATIONS

DIVISION 01

GENERAL REQUIREMENTS

Canadian Construction Documents Committee

www.ccdc.org

DIVISION 02

EXISTING CONDITIONS

Demolition - WorkSafeBC

www.worksafebc.com

DIVISION 03

CONCRETE

Cement Association of Canada

www.cement.ca

Canadian Precast/Prestressed Concrete Institute

www.cpci.ca

DIVISION 04

MASONRY

Masonry Institute of British Columbia

www.masonrybc.org

DIVISION 05

METALS

Canadian Institute of Steel Construction

www.cisc-icca.ca

DIVISION 06

WOOD, PLASTICS, AND COMPOSITES

Architectural Woodwork Manufacturers

Association of Canada

www.awmac.com

Western Red Cedar Lumber Association

www.wrcla.org

WoodWorks Wood Products Council

www.woodworks.org

DIVISION 07

THERMAL AND MOISTURE PROTECTION

Roofing Contractors Association of BC

www.rcabc.org

Sheet Metal and Air Conditioning Contractors'

National Association

www.smacna.org

EIFS Council of Canada

www.eifscouncil.org

DIVISION 08

OPENINGS

Canadian Steel Door Manufacturers Assoc

www.csdma.org

Door Hardware Institute

www.dhi.org

Fenestration & Glazing Industry Alliance

www.fen-bc.org

DIVISION 09

FINISHES

Association of Wall and Ceiling Contractors

www.wallandceiling.net

Gypsum Association

www.gypsum.org

Master Painters Institute

www.mpi.net

Carpet and Rug Institute

www.carpet-rug.org

National Flooring Covering Association of Canada

www.nfca.ca

National Wood Flooring Association

www.nwfa.org

Terrazzo, Tile and Marble Association of Canada

www.ttmac.com