

**Independent Third-Party Peer Review, Compliance Verification, Progress and Payment Evaluation, and Certification Analysis Services:
Various Projects Ottawa, Ontario, Canada.**



84 Hines Road, \$3.5M (CAD) Client - Bentall LP, 2001

Project Descriptions:

John G. Davies has provided Independent Third-Party Peer Review services for a variety of commercial sector projects for various financiers over the past ten years. Selected examples include:

PROJECTS:	FINANCIERS:	VALUES:
Two free-standing office/technology facilities	Royal Trust Realty	Combined Value: \$12M (CAD)
Three free-standing office/technology facilities	Bentall LP	Combined Value: \$16.9M (CAD)
Four free-standing FastFood outlets in a single complex	Toronto Dominion Bank	Combined Value \$3M (CAD)
Two-storey office technology facility	Bank of Nova Scotia	\$3.1M(CAD)
Hydroponic growth facility	Bank of Montreal	\$1M (CAD)

Mr. Davies' Responsibility:

To provide an independent third-party review and compliance verification of each project involving the provision of architectural services and the assembly, coordination and management of a team of engineering sub-consultants whose services shadowed those of each of the developer's consultants.

The purpose of these reviews was to:

- evaluate the level of all professional services provided for the developer,
- review all contract documentation for compliance with codes and good construction practices,
- review contractual relationships between the developers and contractors,
- conduct periodic review of the work during construction for compliance with the codes and contract documentation,
- evaluate each progress draw and certificate for payment for appropriateness with regard to the entitlement to funding...

and to prepare monthly reports attesting to the above as a condition precedent to the release of funds.



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Each report independently logged the progress of the work onsite with both photographic examples of progress and indicated where appropriate adjustments would be necessary in order for the work to be brought-up to the standards imposed by the contract documents or the building codes.



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Relevance of Peer Review:

In many instances commercial projects are promoted by developers who engage both the professional consultants and the contractors.

While, in most instances, there is no inappropriate behaviour by these entities, there always remains the perception that there is a climate within which such inappropriate behaviour could take place. Accordingly, Banks and Finance Companies are required to conduct an appropriate level of due diligence when releasing interim and mortgage funding for projects.

Cash-flow for a project is totally dependent on the honesty and accuracy of the requests for progress draws and the supporting documentation and certification of the work by the consultants.

Since the developer requires significant progress draws each month during construction and since the overseeing and certification of this work is performed by consultants employed by this same developer (or the design-builder in some instances) and since the Financial Institutions do not have sufficient capacity to conduct internal audits, it is necessary for them to engage the services of an independent, but

knowledgeable third-party consultant to perform these services on their behalf.

Qualifications for these services require that the service provider be totally independent and free of any conflicts of interest with any of the players, to possess the necessary skills to conduct such reviews and to be respected in the community for the unbiased delivery of such services. Mr. Davies and his team are well qualified to deliver such services.



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31 Auriga Drive \$3.1M (CAD) Client - Bank of Nova Scotia, 2002

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40 Hines Road, \$7.8M (CAD) Client - Bentall LP, 2002



505 March Road, \$5.6M (CAD) Client - Bentall LP, 2001.



495 March Road, \$8.6M (CAD) Client - Royal Trust Realty, 2000

Photos: Courtesy of SiteCast Construction Corporation.

Kanata North Technology Park:

These three projects were part of a series of seven projects located in the Kanata North Technology Park owned and developed by Colonnade Development and designed by Edmunson Matthews Architects of Ottawa.

The buildings were constructed by the SiteCast Construction Corporation (a partner of Colonnade Development) under a design-build project delivery system employing their *SiteCast Panel*™ (a structural cladding system comprised of a tilt-up insulated concrete sandwich panel, precision cast and custom finished onsite).

The use of this 'through-the-wall' cladding system permitted a quick erection and enclosure and facilitated the speedy overall construction of each facility - each within a single construction season.

John G. Davies, Architect Incorporated headed up a team of professionals to monitor the documentation, construction, and compliance by the developer, its architect and its constructor and to analyse and recommend appropriate values for progress payments.

Our Shadow Consultant Team was:

- Architect:** John G. Davies, Architect, Incorporated.
- Structural:** Manhire Engineering Services Ltd.
- M+E:** CLP and Associates Ltd.
- Civil:** Oliver Mangione McCalla and Associates.
- Landscaping:** Jerol Wheeler Associates.

Developer Reference:

- Developer:** Colonnade Development.
- Contact:** Shawn Hickey, Vice-President Construction

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Financier Reference:

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