



BUILDING A GREATER OTTAWA

**GENERAL CONTRACTORS ASSOCIATION OF OTTAWA
L'ASSOCIATION DES ENTREPRENEURS GÉNÉRAUX D'OTTAWA**

REPORT TO THE MEMBERSHIP

February 3, 2026

Ottawa, ON

www.gcaottawa.com



TABLE OF CONTENTS

ANNUAL GENERAL MEETING MATERIAL

2025 Board of Directors

Executive Director Message

Reports to the Membership from the Board

Incoming President's Remarks

MEMBERS' REFERENCE MATERIAL

Profile of the GCAO

Former GCAO Presidents and Honorary Life Member

Now available on website for members only:

By-Laws Under Review – Vote by Membership

Statements of Policy Under Review - Vote by Membership

Ethics Award – Details on Website

GCAO Project Awards – Details on Website

GCAO Membership Contact List and Application



GENERAL CONTRACTORS ASSOCIATION OF OTTAWA
L'ASSOCIATION DES ENTREPRENEURS GÉNÉRAUX D'OTTAWA

ANNUAL GENERAL MEETING MATERIAL

General Contractors Association of Ottawa (GCAO)
Annual General Meeting (AGM)
February 3rd, 2026
Ottawa Construction Association, Ottawa ON



2025 BOARD OF DIRECTORS

President	Mr. Chris Markell – Bourgon Construction 6-155 Terence Matthews Cres, Kanata, Ontario K2M 2A8 Tel: 613-932-2022 / Email: cmarkell@gcaottawa.com
Past-President, Membership	Mr. Jarret Brown – M. Sullivan & Sons Ltd. 236 Madawaska Blvd, Amprior, Ontario K7S 0A3 Tel: 613-623-6584 / Email: jbrown@gcaottawa.com
1 st Vice-President, Tendering Practices	Mr. Daniel Carley – Dolyn Construction Ltd. 1-888 Lady Ellen Place, Ottawa, Ontario K1Z 5L5 Tel: 613-224-7268 / Email: dcarley@gcaottawa.com
2 nd Vice-President, Treasurer	Ms. Leigh Fuller – Thomas Fuller Construction Inc. 2700 Queensview Dr, Ottawa, ON K2B 8H6 Tel: 613-820-6000 / Email: lf Fuller@gcaottawa.com
Director, Website & IT	Mr. Steve Donley – HEIN 200-275 Michael Cowpland Drive, Kanata, ON K2M 2G2 Tel: 613-831-2335 / Email: sdonley@gcaottawa.com
Director, Entertainment	Mr. Derek Noppe – Ellis Don 343 Preston St, Ottawa, Ontario K1S 1N4 Tel: 613-244-4323 / Email: dNOPPE@gcaottawa.com
Director, Communications	Vacant
Director, Secretary	Mr. Karl McIntyre - Ledcor Construction Ltd. 2650 Queensview Dr #250, Ottawa, ON K2B 8K1 Tel: 613-979-2624 / Email: kmcintyre@gcaottawa.com
Executive Director	Mr. Richard Moore – GCAO Tel: 613-299-6555 / Email: rmoore@gcaottawa.com



ANNUAL GENERAL MEETING AGENDA

General Contractors Association of Ottawa, Annual General Meeting held on Tuesday, February 3rd, 2026 at 5:00pm. Meeting held at the Ottawa Construction Association, 9 Antares Drive, Ottawa.

AGM AGENDA

Welcome – by Richard Moore

Introduction of special guests - John DeVries and Bill Ferreira

Executive Director Message – by Richard Moore

GCAO Business Session

New business:

President's Report – by Chris Markell

- Vote on updated policies
- Vote on updated by-laws

Treasurer's Report – by Leigh Fuller

- Vote on acceptance of 2025 financial report
- Vote on adoption of 2026 budget
- Vote on appointment of 2026 accounting firm

Tendering Practices Report – by Daniel Carley

Communications Report – by Richard Moore

Entertainment Report – by Derek Noppe

Web Site/Education Links Report – by Steve Donley

Membership Report – by Jarret Brown

Nominating Committee Report – by Jarret Brown

- Vote on proposed new Directors for 2026

Incoming President's Remarks – by Daniel Carley

Presentation of Plaque to Outgoing President – by Daniel Carley

Open Forum



EXECUTIVE DIRECTOR MESSAGE – by Richard Moore

2025 was an active year for the Association! Great teamwork by your Board. Four new members, successful events and the implementation of our new website improving our presence in the industry and providing an ability to attract new members.

It is true that some things never change. We still have owners who claim to support us by using standard documents, only to impose supplementary conditions which negate the principles of the standard documents. Then there are owners who ignore industry best practices and produce unbalanced contract documents and tender processes which make it difficult to manage risk and/or make a reasonable profit.

As members, we look to you to root out these documents and bring them to our attention. We will continue to work with the OCA and CCA to lobby against unfair documents and processes which was and remains the reason for our Association since 1971.

I urge members, new and old, to be active in the Association and report issues. We may not always be successful in changing things, but we are happy to try. Visit our website often and keep up to date with events, newsletters and position papers.

Make the most of your membership! Attend events and make your thoughts known to the Board. There is a wealth of experience on the Board for you to benefit from.



PRESIDENT'S REPORT – by Chris Markell

As my term as President of the GCAO Board draws to a close, I want to express my sincere thanks for the opportunity to serve and to recognize the dedication of our Board, our Executive Director, and our member firms. Together, we advanced the Association's advocacy mandate, strengthened our operations, and continued to show the value of speaking with a unified voice on behalf of general contractors in the National Capital Region.

This year, our focus remained squarely on fair, practical, and industry-standard tendering and contract administration. We engaged directly with owners and procurement teams, including Algonquin College, Ottawa Community Housing, the Ottawa-Carleton District School Board, and FRANCO Achat to address issues such as unrealistic change-order markups, overly complex bid submissions, one-sided supplementary conditions, and unclear liquidated damages frameworks. While many files moved forward collaboratively, we continue to press for improvements where needed and encourage members to bring to light problematic language early so we can intervene effectively.

We continued constructive dialogue with the City of Ottawa through the Liaison Committee, helping to pause and to re-examine the planned COR certification thresholds; important relief for members navigating capacity and compliance while maintaining strong safety practices. We also continued to publish concise, practical updates, including guidance for members on utility connections and the treatment of tariffs, while serving as a steady point of contact for regional media and industry partners. As always, timely member input helps us target the issues that matter most.

The rebuild and steady enhancement of our website have paid dividends: streamlined membership registration and dues payment, smoother event sign-ups, and easier access to association resources and updates. The platform now anchors our communications, with members finding news, events, and reference materials in one place.

From a well-attended AGM featuring guest speaker Elise Teitler from ODACC, to a packed spring cocktail reception and a sold-out golf tournament, our events reinforced the connections that make this Association effective.

To our Executive Director, Richard Moore, outgoing Past President Jarret Brown and to my colleagues on the Board, thank you for your commitment and collaboration. To our incoming President, Daniel Carley, I offer my best wishes and full support as we continue to deliver practical wins for members in the year ahead. To our members, thank you for your participation in our events, and please continue to speak up when you need support or information: together we keep our Association strong.



TREASURER'S UPDATE – by Leigh Fuller

This year did result in an overall deficit as projected; however, we were able to limit the deficit to (\$8,370.53) which was below the original budget of (\$12,350.00). This resulted in a Member's Equity of \$122,812.94 at the end of 2025.

Total revenue exceeded the projection by \$1,538.91 which was driven by new membership, increased participation at the golf tournament and interest from our GIC.

Total expenses were \$2,440.56 lower than budgeted which is mainly attributed to lower sponsorship fees, lunches, and AGM costs. Expenses that exceeded budget were primarily driven by the cocktail party and bank charges resulting from the implementation of the Stripe automated payment facility.

During 2025 the board redeveloped the GCAO website and implemented an online payment system, making it easier for the membership to pay annual dues and any fees for social events.

ABFK Chartered Professional Accountants provided bookkeeping services for 2025 and are proposed for renewal for 2026. CRA corporate and consumer tax reporting was completed and filed by ABFK.

The Association continues to bank with ScotiaBank. \$19,760.31 matured on April 05, 2025 and has been put into a Business Investment account. The remaining \$90,181 is equally split in 3 BNS long-term non-redeemable GICs, maturing in March 2026, 2027 and 2028.

Board member changes were updated on the corporate registry. The D&O insurance policy was renewed and a new CGL policy opened.

The annual dues for 2026 remain flat at \$550. Though additional cost increases are expected and an overall deficit of (\$11,650) is projected for 2026, the Board has elected not to raise costs further due to the current financial position of the Association.

Attachments:

- 1) 2025 GCAO Year-End Review Letter
- 2) 2025 Income Statement and 2026 Budget
- 3) Profit/Loss Statement 2025
- 4) Balance Sheet 2025



Memo

To:

General Contractor Association of Ottawa
9 Antares Dr.
Ottawa ON
K2E 7V5

RE 2025 Year End Financial Reports

Dear Leigh Fuller,

This letter is to confirm that I have reviewed the financial statements for the year ending December 31 2025.

Based on my review I have concluded that the accounting records appear to be a fair representation of the Association's financial situation.

Sincerely,

Matthew Swann
Brawn Construction Ltd.
President





GENERAL CONTRACTORS ASSOCIATION OF OTTAWA
L'ASSOCIATION DES ENTREPRENEURS GÉNÉRAUX D'OTTAWA

General Contractors Association of Ottawa

2024 Income Statement 2025 and 2026 Budget

	Actual 2024	Budget 2025	Actual 2025	Budget Variances	Budget 2606	Notes
Revenue						
Membership Dues	\$ 29,400.00	\$ 34,100.00	\$ 33,412.50	\$ 687.50	\$ 33,000.00	59 members anticipated for 2026, loss of 3 members assuming no new members
Membership Social Activities	\$ 20,800.00	\$ 20,000.00	\$ 24,680.00	\$ (4,680.00)	\$ 26,000.00	Cocktail party sponsorship and golf tournament fees
<i>Other Income</i>						
Website advertising	\$ -	\$ 1,500.00	\$ -	\$ 1,500.00	\$ 1,500.00	\$750 per advert x 2 adverts
Interest Income	\$ 4,597.45	\$ 4,000.00	\$ 3,045.26	\$ 954.74	\$ 2,000.00	reallocation of funds
Miscellaneous Revenue	\$ -	\$ -	\$ 1.15	\$ (1.15)	\$ -	
Total Revenue	\$ 54,797.45	\$ 59,600.00	\$ 61,138.91	\$ (1,538.91)	\$ 62,500.00	
Expenses						
<i>Operational Expenses</i>						
Executive Director	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ -	\$ 20,000.00	
Association Coordinator	\$ -	\$ -	\$ -	\$ -	\$ -	
Sponsorship	\$ -	\$ 10,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	Sponsorship for OCA show and Don Chutter Scholarship Program
Meetings (All Members, Directors)	\$ 424.89	\$ 1,000.00	\$ 293.01	\$ 706.99	\$ 800.00	
AGM	\$ 2,300.00	\$ 4,500.00	\$ 898.48	\$ 3,601.52	\$ 2,500.00	
Cocktail Party	\$ 6,714.17	\$ 7,200.00	\$ 9,510.27	\$ (2,310.27)	\$ 10,000.00	Inflation considerations, increase minimum spend requirement
Golf Tournament	\$ 16,950.77	\$ 17,500.00	\$ 18,247.17	\$ (747.17)	\$ 20,000.00	Inflation considerations
GCAO Awards & Trophies	\$ 319.50	\$ 1,300.00	\$ 1,024.47	\$ 275.53	\$ 1,300.00	I&E and projects awards
<i>Administrative Expenses</i>						
Web Site Service	\$ 8,561.65	\$ 3,700.00	\$ 4,191.37	\$ (491.37)	\$ 4,200.00	Email, website and e-commerce transaction fees
Advertising and Promotion	\$ -	\$ -	\$ -	\$ -	\$ -	
Insurance	\$ 1,838.61	\$ 1,850.00	\$ 2,119.68	\$ (269.68)	\$ 2,200.00	
Accounting and Legal (Consultant)	\$ 6,288.00	\$ 4,000.00	\$ 4,781.25	\$ (781.25)	\$ 4,500.00	Inflation considerations
Office Supplies	\$ 234.00	\$ 200.00	\$ 319.02	\$ (119.02)	\$ 350.00	
Printing and Reproduction	\$ -	\$ 200.00	\$ -	\$ 200.00	\$ 150.00	
Courier and Postage	\$ -	\$ 200.00	\$ 131.50	\$ 68.50	\$ 150.00	
Bank Charges	\$ 538.71	\$ 300.00	\$ 2,993.22	\$ (2,693.22)	\$ 3,000.00	Stripe fee recorded in bank charges
Total Expenses	\$ 64,170.30	\$ 71,950.00	\$ 69,509.44	\$ 2,440.56	\$ 74,150.00	
Excess Revenue over Expenses	\$ (9,372.85)	\$ (12,350.00)	\$ (8,370.53)		\$ (11,650.00)	
Member's Equity - Beginning of Period	\$ 140,556.32	\$ 131,183.47	\$ 131,183.47		\$ 122,812.94	
Member's Equity - End of Period	\$ 131,183.47	\$ 118,833.47	\$ 122,812.94	\$ -	\$ 111,162.94	



General Contractors Association of Ottawa

Profit and Loss

January - December 2025

	TOTAL
INCOME	
Membership Dues	33,412.50
Membership Social Activities	24,680.00
Total Income	\$58,092.50
GROSS PROFIT	\$58,092.50
EXPENSES	
Accounting Fees	4,781.25
AGM Costs	898.48
Bank charges	2,993.22
Cocktail Party Costs	9,510.27
Directors Meetings Costs	293.01
Donation & Sponsorship	5,000.00
GCAO Awards and Trophies	1,024.47
Golf Tournament Costs	18,247.17
Insurance	2,119.68
Office expenses	319.02
Other general and administrative expenses	20,000.00
Stationery, printing, postage, courier costs	131.50
Website Services Costs	4,191.37
Total Expenses	\$69,509.44
OTHER INCOME	
Interest earned	3,045.26
Other Income	1.15
Total Other Income	\$3,046.41
PROFIT	\$ -8,370.53



General Contractors Association of Ottawa

Balance Sheet

As of December 31, 2025

	TOTAL
Assets	
Current Assets	
Cash and Cash Equivalent	
Chequing	5,815.22
GIC / Money Market Investments	92,182.19
Investment 90266 00651 10	19,792.89
Savings	3,171.75
Total Cash and Cash Equivalent	\$120,962.05
Accounts Receivable (A/R)	
Accounts Receivable (A/R)	3,977.60
Total Accounts Receivable (A/R)	\$3,977.60
Prepaid expenses	622.26
Total Current Assets	\$125,561.91
Total Assets	\$125,561.91
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable (A/P)	
Accounts Payable (A/P)	2,293.16
Total Accounts Payable (A/P)	\$2,293.16
GST/HST Payable	884.53
GST/HST Suspense	-519.12
Total Current Liabilities	\$2,658.57
Total Liabilities	\$2,658.57
Equity	
Opening Balance Equity	125,142.56
Retained Earnings	6,131.31
Profit for the year	-8,370.53
Total Equity	\$122,903.34
Total Liabilities and Equity	\$125,561.91



TENDERING PRACTICES REPORT – By Daniel Carley

As always, the GCAO's principal objective this year has been to promote fair and straightforward tendering and contract administration practices in our region, consistent with the best practices in the industry.

In most cases, tendered terms of reference have been reasonable and buyers of construction agreeable to open discussions about punitive supplemental general conditions, unrealistically complicated bid forms, and unreasonable markups for changes to scope of work.

Early last year we had to address the looming threat of tariffs being implemented by our neighbour, ultimately agreeing to treat it as a change to be recoverable by GCs on a case by case basis. Then as time went on, several issues of note were addressed by the Board this year:

Algonquin College

Had a meeting with their representatives to discuss the prequalification process and recommended a 2-stage instead of the 2-envelope system they are currently using. We also discussed removal of all non-critical bid information on tender forms such as subtrade information and breakdown pricing. Suggested if required, this would be submitted 24 to 48 hours after bid closing. Feel like we were heard but have to arrange another meeting to discuss these concerns again in the future.

OCH Shearwater

The client was only allowing markups on changes as low as 5%. They also had clauses resulting in open ended delay costs and giving them the ability to suspend or terminate the contract. We flagged these issues with them and found common ground.

OCDSB Elementary School

Tender allowed for liquidated damages at \$2,000/day with no limit or scope. There was also contradictions on how to deem complete for the purpose of liquidated damages, leaving the GCs at risk. This was brought up with them before closing and resolved in an amicable manner.

FRANCO Achat CEPEO

Basis of award is combined technical and price, with technical making up 73% of evaluation. We raised concern that this could result in one contractor being favored over another as it said exactly that in their "instructions to Bidders". We recommended that they employ a prequalification process for GCs with the low bidder on tenders to be awarded the contracts.

Their tenders had a version of Supplemental Conditions that contained numerous one sided provisions that essentially override the intent of CCDC2 contracts. This caused many potential bidders not to do so and we brought this to their attention. These SCs include items such as a highly offensive 3% markup on changes which include all costs. They also state that all products and materials brought onto site shall be deemed property of the owner, but



they take no liability and will not allow for the GC to claim it on their progress billing. Last SC of concern was that the owner could terminate the contract “at any time for any reason or no reason at all” with no additional compensation for the GC. These SCs are simply unacceptable and were raised with them as such.

On multiple tender forms they had included extensive Schedule of Values items that were 9 or 10 pages in length, to be submitted at project closing time. We informed them that this is an unreasonable and unachievable request to submit at closing. Recommended that they allow for this to be submitted 24 to 48 hours later, by the low bidder only, as it is a waste of everyone else's valuable time.

Their tender documents require membership to the OGCA for all bidders, when only 2 or 3 local Ottawa GCs meet this requirement. The suggestion was made to include memberships to GCAO or OCA to increase local participation in their bids. Their response to these concerns is still pending.

OCH Somerset Redevelopment Project

Bidders of this project raised several Supplementary General Conditions of concern that pass considerable risk to them. These include:

- A clause that GC must verify actual location and elevation of all existing utilities prior to any shop drawings or coordination. Then any required rework of the existing system must be carried out without any change to the contract price. This was raised to be an unreasonable SGC as pricing for this scope of work is based on contract documents. OCH agreed that this was unreasonable and agreed to follow change order process for this item.
- Health and Safety clause that does not make the owner's representatives subject to the GC health and safety program, which is a requirement of the Occupational Health and Safety Act. OCH stated that this is in the SGCs because their representatives are not employed by the GC, yet are bound to standard OHS regulations.
- The project documents included shoring and tiebacks which extend below the adjacent property. They included a clause that the contractor obtain written approval from the property owner for any encroachments, bear all costs for them, and be liable for all damages or claims arising from the use of the adjacent lands. OCH agreed via addendum to secure the encroachment agreements with neighbors directly for this scope but nothing beyond that.

City of Ottawa

- Our board continues to work with the City through the Liaison Committee where together with other members we were able to persuade the City to delay their Jan. 1, 2026 plan to mandate that all general contracts of \$1M or more require the contractor to be COR or equivalent certified. They are reconsidering the \$1m threshold and are also reviewing their Jan 2027 plan to



have all contracts and subcontracts over \$100K COR or equivalent certified.

Overall, we had success with all the clients we raised tender concerns with all but FRANCO Achat. They continue to be the most difficult client representative to deal with on the behalf of our membership here at the GCAO.

The Year Ahead

We encourage our members to reach out to the Board immediately when encountering unfair, unacceptable, or even unenforceable tender and contract administration terms.

Please reach out directly to the 1st Vice President, Leigh Fuller, and the Executive Director, Richard Moore, with details about the unfair tender clause(s) or proposed terms of reference.

Together, our collective voices are stronger, and capable of driving meaningful change.



COMMUNICATIONS REPORT - by Richard Moore

The GCAO Communications portfolio includes the preparation and distribution of newsletters and notices/reminders to communicate the Association's activities, position papers and other relevant information to members and past presidents. This year we published a paper on "Useful Enbridge Connection Information" as well as a position paper on "The Treatment of Tariffs".

The portfolio also continues to serve as the liaison with external construction trade publications, business editors and other media serving the Ottawa Region, providing them with information concerning the Association's activities as circumstances warrant.

Since the launch of our new website, all the Association announcements can be found under News and Events located on the main splash page.



ENTERTAINMENT REPORT – by Derek Noppe

One of the strengths of our association is the way we come together, and this year was no exception. Through events such as the Annual General Meeting (AGM), Cocktail Party and the Golf Tournament, members had the chance to reconnect, network, and enjoy some healthy competition. These events also serve as a platform to celebrate the skills, dedication, and accomplishments found throughout our organization.

At the April 9th Cocktail Party, members took time to recognize the many years of dedication and service of Chantal Regimbald from Michanie Construction, who was named the 2025 recipient of the Integrity and Ethics Award. The event was very well attended, with just over 100 members in the room. We appreciate the feedback regarding the room size and are pleased to confirm that this year's event will be held in a much larger space.

The Golf Tournament was held on Wednesday, September 17th, 2025, and saw the strongest turnout in years, with 92 golfers returning to Loch March Golf and Country Club. We appreciate everyone's patience with the early start and have taken the feedback to heart. The tee-off will be at 9:00am in 2026.

Our members are at the heart of everything we do, and we value your feedback and ideas. We encourage you to reach out at any time with suggestions, comments, or ways we can continue to improve.

Upcoming GCAO Events:

Annual General Meeting (AGM)	February 3rd, 2026	OCA
Annual Cocktail Reception	April 8th, 2026	Rideau Club
Annual Golf Tournament	September 2nd, 2026	Loch March Golf & Country Club



WEBSITE / EDUCATION LINKS REPORT – by Steve Donley

With the launch of the new website in 2024, the platform has continued to deliver on its key features and enhancements throughout 2025.

For non-members and the public, the improved alphabetical membership directory makes it easier than ever to connect with GCAO members. Visitors can also access expanded information about the association, its awards, and upcoming events.

For members, the website now offers a more efficient and user-friendly experience, streamlining both membership registration and payment, as well as event sign ups. The next major event is the Annual GCAO Spring Cocktail Reception on April 8 at the Rideau Club. In addition, the GCAO will host a table at the OCH Symposium on April 22. Additional details and future 2025 events can be found on the events page at:

<https://www.gcaottawa.com/events> .

Members are also encouraged to visit the website regularly for quarterly newsletter updates and key resources, including the Enbridge Connection Information and the 2025 Position on the Treatment of Tariffs.



MEMBERSHIP REPORT – by Jarret Brown

Since the start of our 2025 year, we welcomed **Cavanagh Construction, Buttcon, Madison Construction, and Matt Creamer Contracting** as new members. We would like to welcome and thank them for trusting the Association to support them moving forward. We have lost four firms this year as **Bassi, Govan Brown, Robert Construction and Trottier** have expressed their regrets and elected not to renew their membership in the GCAO.

As we begin our 55th year as an Association, the GCAO currently sits at 56 members strong.

We ask that all member firms continue to be diligent in contacting the association when new general contractors within the ICI sector are seen working in our local area or bidding on local projects. The board will approach the general contracting companies to discuss the benefits that accompany membership to the GCAO.

The greater the breadth of our membership, the greater our authority when addressing tendering practices, and when voicing our concerns with design consultants, project management firms, other associations and most importantly, tendering authorities. The more diverse our membership can remain, the greater our impact can be felt in the industry. Our membership is then able to benefit from having the weight of our entire local industry behind the goals and initiatives of the Association.

We will continue to strive to grow the GCAO membership to provide strength and value for all members.



NOMINATING COMMITTEE REPORT - by Jarret Brown

The GCAO has one outgoing Director as we prepare the assembly of the new Board of Directors for 2026. I, Jarret Brown, will be vacating the role of Past-President, thus ending my tenure with the Board. We also lost one Director, Bared Mirican, as Bared moved on to another employer who does not have a presence in the Ottawa market. As per the GCAO Bylaws, Directors must be employed by a member firm. We thank Bared for his enthusiastic service.

Returning Directors to the Board for 2026 are: Chris Markell as Past-President, Dan Carley as President, Leigh Fuller, Steve Donley, Karl McIntyre & Derek Noppe as Directors.

For the 2025 year, the Board operated with 8 Directors and 1 Executive Director. I wish the Board the best success in 2026, it has been a pleasure working with all of you.

The proposed 2026 Board of Directors is:

- | | | |
|----|---------------|--------------------|
| 1. | Chris Markell | Past President |
| 2. | Daniel Carley | President |
| 3. | Leigh Fuller | 1st Vice-President |
| 4. | Steve Donley | 2nd Vice-President |
| 5. | Derrek Noppe | Director |
| 6. | Karl McIntyre | Director |
| 7. | Curtis West | Director |
| 8. | Tim Stuart | Director |
| 9. | Richard Moore | Executive Director |



INCOMING PRESIDENT'S REMARKS – by Daniel Carley

It has been a pleasure to serve on this GCAO Board over the past four years in a variety of roles with past and present Directors. I would like to take this opportunity to thank you all for your service and dedication to this organization. We are looking forward to new directors joining the team this year to be part of our collaborative effort. Our Executive Director, Richard Moore is the glue that holds our organization together and deserves a big thank you for your ongoing commitment and service to the Board.

I would like to extend special appreciation to Past President, Chris Markell, for his outstanding commitment to our new website development, implementation, and updating over this past year. This was a major project to take on that provides immense value for our membership and our Board of Directors.

I would also like to recognize outgoing Past President Jarret Brown, who has always been focused on the needs of membership and Association priorities. Jarret's industry knowledge and experience will be missed around the Board table.

This year, I will be serving as your President and will be proud to do so. The local industry has been holding steady with the usual challenges we all face, and substantial projects to keep our members busy. Instances of unfair tender practices, always an Association priority, have been handled with care as owners compete for bidders' attention to their bids and projects.

This past year has been increasingly challenging with Trump taking the lead to the south creating apprehension to cross the border travelling and increasing uncertainty with regard to tariffs and material supply chains. I do expect another year of steady work, however, and I am hopeful that owners and procurement managers will continue to improve their standard practices (and work with us when necessary to do so).

In 2026, my goals as President will be to:

- (1) Represent members with concerns regarding any tendering or contract administration practices throughout the year, in collaboration with industry partners when appropriate.
- (2) Reach out to trade program and engineering students, and young industry professionals, to introduce our Association and encourage learning about general contracting and construction management.
- (3) Continue to host networking and social events that are fun and well-attended, to promote interaction and communication amongst members.

I look forward to serving as GCAO President this year and hope to meet all of you soon.

Please do not hesitate to reach out with any ideas, suggestions or concerns, any time.



GENERAL CONTRACTORS ASSOCIATION OF OTTAWA
L'ASSOCIATION DES ENTREPRENEURS GÉNÉRAUX D'OTTAWA

MEMBERSHIP REFERENCE MATERIAL



PROFILE OF THE GCAO

The General Contractors Association of Ottawa was founded in 1971 and was granted Letters of Patent by the Government of Ontario in 1982.

Its principal "Objectives" include the following:

- To foster and advance General Contractors' business interests.
- To promote fair and equitable tendering and contract administration procedures.
- To liaise with owners, architects and consulting engineers.
- To promote at all levels of government desirable legislation and regulations affecting the membership.
- To provide useful information flow to the management of member firms.

The GCAO conducts joint meetings on tendering practices and contract provisions with the regional municipal governments, federal departments, educational institutions, and hospital boards.

The GCAO provides General Contractors representation on BILDSCO-OTTAWA, a joint committee with the Ottawa Regional Society of Architects and the Ottawa Chapters of Consulting Engineers of Ontario, Building Owners and Managers Association and International Facilities Management Association.

The GCAO makes representations on a project basis over infractions of approved tendering practices such as:

- Specified use of obsolete CCDC contract forms.
- Inadequate mark-ups for additional work.
- Excessive Supplemental General Conditions.

The GCAO hosts an Annual Reception at which members mingle informally with owners, politicians, public officials, architects and consulting engineers.

The GCAO conducts two General Membership Meetings and two social events each year.

The GCAO issues two semi-yearly newsletters to the membership, supplemented by special bulletins as appropriate.

The GCAO sponsors an Integrity and Ethics Award to honour those who have demonstrated high standards in the industry.

The GCAO also sponsors a Project Awards Program to showcase outstanding construction works completed by member firms and the contribution of General Contracting to Ottawa's "quality of life."

The GCAO board of directors is representative of a cross-section of General Contractors in terms of size and specialties, each Director is responsible for a "portfolio".



GCAO PRESIDENTS

2025	Chris Markell
2024	Jarret Brown
2023	Douglas Drevniok
2022	Matthew Swann
2021	Allessandro Guarna
2020	Shawn Berube
2019	Yves Beaudoin
2018	Russell Grass Jr.
2017	Tim Pruner
2016	Gary Codogno
2015	Jim Tsarouhas
2014	Josh Laginski
2013	Michael Nicolini
2012	Spencer Hagan
2011	Hubie Splinter
2010	Michael Assal
2009	Gary Kozak
2008	Doug Burnside
2007	Brian Morley
2006	Francis Pomerleau
2005	John O'Farrell
2004	Tom DeMarco
2003	Bob MacLean
2002	Brad Morley
2001	Jim Wilson
1999/2000	Doug Burnside
1998/1999	Dean Drevniok
1997/1998	Greg Lynes
1996/1997	Glen Morley
1995/1996	Chris Brule
1994/1995	Serge Massicotte
1993/1994	John Dalziel
1992/1993	Brian Wagstaff
1991/1992	Rory Gardiner
1990/1991	Bill Fuller
1989/1990	William Viertelhausen
1988/1989	Jean Massicotte
1987/1988	D'Arcy Cote



1986/1987	Richard Moore
1985/1986	Paul Justice
1984/1985	Mike Churchryk
1983/1984	Jack Verheyden
1982/1983	Dick Zeidler
1981/1982	Derek Desprey
1980/1981	Don Ellwood
1979/1980	Henry Armstrong
1978/1979	Maurice Lafortune
1977/1978	Lou Debly
1976/1977	Dave Cox
1975/1976	Ron Thomson
1974/1975	John Westeinde
1973/1974	Walter Stenger
1972/1973	Don Baldock
1971/1972	Frank Brule

HONORARY LIFE MEMBERS

2005	Don Ellwood
2011	Don Chutter