



AFRICA QS VOICE

AFRICA ASSOCIATION OF QUANTITY SURVEYORS NEWSLETTER

RESILIENCE IN TIMES OF CRISIS

INSIDE THIS ISSUE

From the Editor	1
From the President's Desk	2
The Covid Pandemic Impact May Have Spared the Construction Industry in Kenya	3
How the Construction Industry Can Take Proactive Steps to Mitigate the Impact of Covid-19 Restrictions	4
Covid-19: Impact, Opportunities in Construction Markets	6
Here is How Smart Construction Could Transform Home-Building After Covid 19	8
What's in Store for Post-Covid-19 Design and Construction? A Canadian Opinion	11
All Digital, IQSK's Account on Going Virtual	13
Practice Members of AAQS	14
Strategy and Marketing Board Report September 2020	16

FROM THE EDITOR

COLLECTION OF ARTICLES FROM THE GLOBE ON AFTER COVID SCENARIO

We are in Q3 already! Lol! How fast this year has flown. How unique this year has been! But when all said and done, we thank God that we continue to develop the resilience that is required for the QS practice.

In this issue, we have highlighted issues on how to revamp the practice amidst the pandemic. Rich insights from all over the globe.

Take a look.

Happy reading.

QS Jennifer, Kenya
Editor.

FROM THE PRESIDENT'S DESK



How time flies! I am penning my last article as the president of AAQS since assuming the position in November 2017. I was elected when my home country was experiencing some instability due to disputed presidential elections of 2017. We had to shift the General Assembly from Kenya to Uganda on short notice. Now I am exiting when the whole world is facing Covid-19 challenges – call it thriving in crisis!

It has been a momentous experience to serve as the president of AAQS for the last three years. As I plan my exit during the upcoming General Assembly, I look back with nostalgia the journey we have travelled together to uplift the status of the Quantity Surveying in Africa, guided by the main objectives of AAQS – ‘uniting the national associations of Quantity Surveyors on a democratic basis to foster academic, cultural and economic cooperation among them.’

It is always heartwarming to receive calls from colleagues in Southern or Western Africa seeking construction industry information for our region. Others we have gone further to enter into collaborative arrangements. I would urge every firm or individual

Quantity Surveyor to seek partnership across Africa and be ‘business ready’ when opportunities arise.

Covid-19 pandemic has slowed down our growth momentum but as Jack Ma, the Chinese billionaire said ‘profit for 2020 is being alive.’ We thank God the Almighty that I have not received any reports of a Quantity Surveyor losing life through Covid-19 disease. However, we have all been affected in one way or another – losing friends and family members, reduced business activities, movement restrictions and other social containments. We are glad that the experts have advised that the curve is flattening in most parts of Africa and we look forward to resuming the ‘old normal’ with lessons from the pandemic.

In Q2 article I outlined what we can do as Quantity Surveyors to help in coping with the pandemic. In summary, I talked about advisory to governments on stimulus programs for construction sector, advisory to developers, CPD to our members through webinars and helping the less fortunate through donations of basic needs.

We now need to look at the construction industry specific impacts after six months of resilience. We have started receiving Covid-19 related contractual claims and extensions of time. The Quantity Surveyor must stand out to give solid advice, impartially to help the contracting parties overcome these challenges with minimal financial harm.

AAQS has remained very active even during the pandemic. All committees adapted to the ‘new normal’ of online meetings and continued with business even move effectively. However we all miss the camaraderie of physical meetings and visiting new places as we were used to. We have held two free webinars for our members across Africa with very impressive attendances. This will continue into the future to keep our members informed of the trending topics like BIM application and costing of green buildings.

As we prepare to transit to a new set of leaders for our association, let us remain united, decisive and focused for the sustainability of AAQS. I wish the association every success and will continue to be very supportive to all initiatives initiated by the new team.

God bless you all and continue keeping safe.

Qs David Mwangi Gaithe
AAQS President

THE COVID PANDEMIC IMPACT MAY HAVE SPARED THE CONSTRUCTION INDUSTRY IN KENYA

Kenya National Bureau of Statistics (KNBS)



A construction site. FILE PHOTO | NMG

CEMENT CONSUMPTION DEFIES COVID CURBS TO HIT 3.4M BAGS

Cement consumption in the first seven months defied effects of the coronavirus pandemic pointing to stable activity in the construction sector despite the restrictions imposed in March to curb spread of the disease.

Data from the Kenya National Bureau of Statistics (KNBS) show that consumption rose 4.5 percent to 3.59 million tonnes in the period from 3.44 million tonnes posted first seven months of last year.

The sector remained relatively unaffected by restrictions on movement into and out Nairobi and Mombasa, dusk to dawn curfew and bans on public gatherings that hit most sectors of the economy.

Cement consumption rose month-on-month from April before it fell in July when Kenya announced phased re-opening of the country including resuming movement into and out of Nairobi and Mombasa.

“Following the lifting of the cessation of movement order we have seen a slight recovery of up to 10 percent largely driven by sales beyond the Nairobi Metropolitan

area...all indicators are positive that a steady recovery will be achieved in the medium term,” Savannah Cement chief executive Ronald Ndegwa said

Consumption was 551,914 tonnes in March, fell to 505,958 tonnes in April and rose to 506,728 tonnes and 508,298 in May and June, respectively.

But cement use in the three months to June during the peak of the restrictions, remained higher compared to the same period last year.

This contrasts with other indicator in the property market like rent, home prices and land costs—which have been subdued by the reduced economic activities in the wake of the pandemic.

Rent prices in Nairobi and the neighbouring counties of Kiambu, Kajiado and Machakos dropped 0.2 percent in the three months to June compared to a 3.6 percent growth in a similar period last year.

HassConsult, which conducts a quarterly property pricing index in Kenya linked the fall to an oversupply of homes amid reduced demand related to the Covid-19 economic fallout.

HOW THE CONSTRUCTION INDUSTRY CAN TAKE PROACTIVE STEPS TO MITIGATE THE IMPACT OF COVID-19 RESTRICTIONS:

Deloitte



John Doddy and Vincent Sorohan

As the effects of the Coronavirus are felt around the world, governments and businesses' primary focus is the safety of their people. Whilst this focus will continue, Deloitte is now being engaged to support our Construction clients to assess and react to the significant impact of local and global restrictions.

Even if the spread of the virus is contained in the short term, companies will feel the effect for months to come. We will shortly see the impacts of the Coronavirus in terms of contract and project delays, but also supply chain disruptions.

Assessing the full impact is still premature but if the Coronavirus continues to have a major impact after June 2020 we expect significant delays to major projects. This means Construction companies need to be on the front foot to proactively mitigate the impacts on their business.

SECTOR IMPLICATIONS:

The impact of Covid-19 will be felt through all segments in the Construction industry, both operationally and financially;

Be prepared by undertaking an assessment of the following;

Business Contingency & Continuity Planning

- **Construction Contracts:** Companies need to understand their contractual rights and responsibilities for each project in order to minimise disputes further down the line. In particular, clauses that refer to force majeure, government intervention or legislative changes need to be considered carefully;

- **Customers:** Frequent engagement with customers is key to managing expectations and effects on their projects.
- **Workforce:** Managing staff costs & engagement in the face of business disruption is critical now that all construction sites save for those projects deemed critical have been shut down. Firms need to assess reducing people costs and making payroll. This can be achieved by;
 - Pay alternatives
 - Capacity planning
 - Evaluation of critical staff requirements and retention of key skilled staff
 - Industrial relations engagement
- **Site Security / Health & Safety:** Now that most construction sites have closed for a minimum of 2 weeks (likely longer), it is important that the following matters are considered;
 - Sites have appropriate security measures in place and procedures implemented for maintaining critical site holding infrastructure;
 - Any health & safety risks are mitigated in the short terms;
 - Insurance policies are reviewed in detail to ensure all cover requirements for closed sites are adhered to – if in doubt over any measures, insurers should be engaged with immediately.
- **Supply Chain / Critical Suppliers / Sub-Contractors:** It is critical to constantly monitor the end-to-end supply chain disturbance and how this may affect product scarcity in both the short and medium term supply contingency plans and proactively search for alternatives for critical goods and services in order to have options once sites reopen.
- **Proactively engage with funders:** Forecasts may indicate a potential breach of financial covenants. By proactively engaging with funders, businesses can look to negotiate covenant waivers or covenant resets, helping to prevent any breach;
- **Identify additional sources of capital:** Should cashflow forecasts suggest that liquidity is or will become an issue, businesses should assess options for raising new funds including arranging temporarily larger facilities, introducing new equity and considering asset based financing;
- **Demonstrate ability to recover:** It is important to demonstrate to funders the ability of the business to return to something approaching its original underwrite within a reasonable period of time.

Operational Implications	
Current Contracts	Delays & disruption to contracts <ul style="list-style-type: none"> • Suspension & termination of contracts • Crystallisation of disputes due to cash demands
Supply Chain	<ul style="list-style-type: none"> • Slowing supply from impacted areas globally • Material, equipment & labour price escalation
Sites	<ul style="list-style-type: none"> • Maintaining site security & managing H&S risks • Holding costs • Materials exposure on closed sites
People	<ul style="list-style-type: none"> • Impact on workforce availability due to illness • Retention of key skilled employees
Financial Implications	
Revenue	Cancelled/delayed contracts will have a medium term negative effect on revenue
Working Capital	Significant stress will be placed on Companies working capital and liquidity position
Funders	Access to new / support capital may take longer than anticipated, therefore early engagement between companies and their funders is essential

FINANCIAL PLANNING

- **Reforecast trading and cash flows:** Companies should review, in detail projections for the next number of months and identify what mitigating actions can be taken to preserve cash in the short/medium term;
- **Complete scenario analysis:** Test and challenge all assumptions and run downside scenarios given the current number of unknowns, to help understand actual/potential financing needs;
- **Review lending documents:** Ensure a clear understanding of the key terms, covenants, headroom and any flexibility in existing banking and financing documents;

COVID-19: IMPACT, OPPORTUNITIES IN CONSTRUCTION MARKETS

Chinedum Uwaegbulam



With uncertainty still pervading the built environment due to the Covid-19 pandemic, professionals have continued to throw light on the challenges and opportunities in the construction markets.

They say, the key factors to be cognizant of are impacts on labour force availability, the disruptions to construction component supply chains, specifically from manufacturers in the worst-affected countries, and claims.

The Africa Association of Quantity Surveyors (AAQS) in its new publication ‘Embracing the New Normal’, said all factors have the potential to cause substantial construction delays and project cost overruns into 2021.

“Despite the unforeseen nature of the COVID-19 pandemic, contractors could still be contractually

responsible for delays or cost overruns on their current projects. It is expected that both contractors and owners will be carefully reviewing contracts to identify where contractual rights and duties exist under the conditions caused by the virus’ spread,” according to SNC-Lavalin’s Atkins, a consultancy firm.

It recommended that owners review their contracts and take specific note of any force majeure provisions that allow for work to be suspended or terminated when certain extenuating circumstances arise.

The firm said: “In some cases, opportunistic claims may be made, but the impacts of COVID-19, particularly on supply chain disruptions, are sufficiently broad and many claims will be valid.”

However, experts were emphatic that the COVID-19 pandemic and its attendant effect on markets and

IMPACTS OF COVID-19 ON CONSTRUCTION MARKETS

- Claims due to delays & cost overruns
- Labor shortages
- Supply chain disruptions



commercial activity are presenting a range of challenges to the construction industry.

On Nigeria, they argue that the overall impact on the industry is dependent on the severity and length of the crisis. Essentially, the uncertainty surrounding the duration and severity of this crisis make it hard to anticipate how a recovery could unfold for the industry.

They believe that some construction projects will be delayed, and some canceled, as a result of the impacts of COVID-19 on the companies and governments that commissioned them. The compounding effect of plummeting oil prices would be directly felt in the planning and execution of public sponsored projects.

Additionally, the effects of possible weakening of supply chain and bottlenecks of equipment and materials required for construction activities must be anticipated.

Setting the tone for the discussion, AAQS President, David Gaitho urged member countries to advise government on Covid-19 response infrastructure, relevant economic stimulus packages to the built environment.

He wants them to begin continuous professional education to members and students through webinars as well as giving technical advice to select panels convened by trade organizations. Expounding on the potential short and long term impact on the consultancy firms, President, Commonwealth Association of Surveying and Land Economy (CASLE), Mr. Joseph Ajanlekoko said that in the short run, most firms will be cash-trapped as payment of fees are dependent on progress of work, while current on-going jobs may be aborted – leading to job losses and there may be compensation for stoppage or cancellation of contract.

He explained that in the NIQS Consultancy Services

Agreement clause 20.0 – It seems certain that firms can claim for delays arising out of extension of time and possibly reasonable reimbursement under force majeure.

Under 1.0 Conditions of engagement (definitions and interpretations) force majeure – disease epidemics is included as a force majeure.

Similarly, in the long-term, there would be loss of job patronage as clients will be slowing down on new projects, and reduction in number of staff will become inevitable as firms restructure to reduce their losses. He said, firms will need to spend more on digitalization and re-equip for the new challenges as well as on insurance premium, which will go up due to high risk.

In this scenario, he said multi disciplinary approaches will become inevitable, and if firms want to survive, consultancy firms need to divert into sustainability matters; that has to do with human environment.

“My overseas partners ARCADIS have diversified into climate change issues and consultancy work on COVID-19. They are offering service on COVID-19,” according to the past president of NIQS.

The construction industry which is usually used as a barometer of the economic well being of any nation suffered what one can call asphyxia – a major feature of the COVID-19 pandemic, design and build should be pursued vigorously, while new competences will evolve and adoptions of latest technologies including drones to be brought into practice.

Ajanlekoko advised the institute to seek for tax exemption for firms and for the government or Central Bank of Nigeria (CBN) to reduce interest charges for this year.

HERE IS HOW SMART CONSTRUCTION COULD TRANSFORM HOME-BUILDING AFTER COVID 19

World Economic Forum

1. Fanyu LinCEO, Fluxus LLC
2. Matt Howell-JonesPartner, Arcadis



Homes Made In Factory 80% reduction on site based labor; 25% overall reduction in labor.



Less Labor

Amount of labor on site significantly reduced assisting with social distancing and productivity on site. Prefabricated systems typically have 80% less labor on site compared to traditional construction. The amount of activities that require working in groups is also reduced.



Shorter Programs

Providing shorter programs with more surety on program with little disruption around future waves where traditional construction sites may close again.

Early data provides evidence to support this where prefabricated based projects have not closed and not seen any impact on progress, productivity or program.



Cost Certainty

Mitigating cost increases due to longer programs and reduced productivity. Future project costing is likely to include known and unknown risk associated with program, labor, supply chain fragility and material shortages. Prefabrication does not suffer these risks to the extent of traditional construction.



Faster Delivery

Numbers of deliveries to site required significantly reduced. Prefabricated solutions deliver near finished elements to site. Most of the trade and supply chain management is carried out in the factory reducing material deliveries to site and the need to distribute at scale.

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Explore the latest strategic trends, research and analysis

- The COVID-19 pandemic is forcing us to find safer and smarter ways of building homes and offices.
- Prefab construction powered by digital technology can help us safely create sustainable, high-quality housing at speed.
- Using big data and artificial intelligence throughout the design and construction process can transform the building sector and help us provide sustainable, affordable housing for all.

As building sites all over the world gradually re-open after lockdown, it's becoming increasingly clear that construction will look different after COVID-19. Our global public health crisis has confirmed the urgent need for [a new way of building](#) homes and offices, using smart construction to tackle design problems,

inefficiency, outdated techniques and environmental challenges.

Where sites have re-started, the consensus is that at best, a maximum of 60% of workers can safely return under social distancing rules. [Productivity is expected to be 30%-40% lower, meaning projects will take longer to complete.](#) Tighter immigration controls to control the spread of coronavirus will exacerbate the current labor problem in the building sector.

At the same time, demand for high-quality housing is continuing to rise, especially in cities. Offering urban populations better and more spacious accommodation is crucial for reducing overcrowding and preventing future waves of infection. The question is how to do this in a fast, sustainable and environmentally sound way. One answer is prefabricated housing, powered by

digital technology.

Unlike traditionally built homes, prefab houses are assembled from components including walls and roofs that are produced in factories and delivered to site for assembly. This helps make them cheaper and faster to build. Digital technology, including artificial intelligence, robotics and the Internet of Things, has also improved the design and production process.

Here are four ways smart, technology-driven construction can transform the building sector, ensuring high quality standards for affordable, factory-built housing and offering a solution to our most pressing housing problems.

SMARTER PLANNING AND DESIGN

The construction sector is already using [Building Information Modelling \(BIM\)](#), a first step in the digital transformation of the sector. During the COVID-19 lockdown, BIM was more widely adopted in the industry. It enabled projects to continue in a digital and virtual environment even when participants were unable to meet in person. This collaborative approach allows data to be shared across professional disciplines and businesses, and facilitates smarter construction. In the prefab industry, the data can then be fed into manufacturing processes for components and modules that are later put together to form finishing buildings.

Smart technologies including [artificial intelligence \(AI\) can further enhance the design process](#). They use big data and complex algorithms to create standardized designs at pace. The resulting designs can then be tested on a virtual platform in terms of their viability and cost, the local environment, and the developer's specific ideas and requirements. This means decisions and commitments can be made at an early stage, which speeds up the whole process.

The standardized components developed this way can then be produced in factories with all the advantages of mass manufacturing, such as reducing costs and improving productivity and efficiency. For this to work on a global scale, manufacturers need to collaborate and combine resources and processes.

SAFER CONSTRUCTION

With the right technological support, prefab construction is safer, faster and more reliable than conventional building work.

Factories typically offer a more controlled working environment compared to building sites, with static workspaces and more structured supervision. This makes it easier to implement safety processes and

procedures such as physical distancing. Site-based activities, on the other hand, commonly include a lot of interaction between workers.

Technology can support these safe processes by analyzing factory activities and people's movements within the factory environment. The production process can then be adjusted to separate individuals or create small groups working together.

Pre-manufactured components require minimal labor to install when compared to traditional construction, which reduces accidents on site. Minimal labor not only helps with issues around physical distancing in the COVID-19 context, but also accelerates production.

Other emerging digital technologies include GPS-enabled devices that monitor people's movements around building sites and alert individuals if they come too close to others, or accidentally mix with those outside their working "bubble".

FASTER AND MORE PREDICTABLE TIMELINES

Using smart digital technologies and prefab construction can halve the time of a project, compared to conventional building techniques. This productivity boost is of vital importance when it comes to meeting pent-up demand after the lockdowns.

Prefab housing also offers greater certainty. Conventional building projects regularly see costs escalate and schedules lengthen due to unexpected events such as supply issues or bad weather. Projects that use factory-made components, on the other hand, tend to be very predictable and not impacted by the weather.

As prefab construction gains momentum, data gathered from manufacturing and construction can be analyzed to further understand, optimize and standardize the process.

In the context of COVID-19, such predictability is all the more important as the sector already faces a number of uncertainties, such as the risk of a second wave of infections that could force traditional building sites to close again.

IMPROVING SUSTAINABILITY

The construction industry is estimated to be responsible for [35% to 45% of CO₂](#) released into the atmosphere, making it a major contributor to global warming. Given global commitments to reduce greenhouse gas emissions and fight climate change, the industry needs to urgently adopt more sustainable methods.

Prefabrication can be part of the solution.

Manufacturing components in a factory has been shown to cut emissions by up to 60%, compared to conventional construction. One significant factor is the sharp reduction of traffic movements by up to 40%. Conventional building sites typically see a constant flow of vehicles delivering materials and shipping out waste. Factories on the other hand organize deliveries to minimize traffic. Using big data, the scheduling of deliveries can be planned and optimized to reduce frequency, avoid peak times and reduce double handling on site, all contributing to improving sustainability.

[Research](#) suggests that prefab construction can cut waste by up to 90% compared to conventional building, partly thanks to the help of data analytics and smart planning.

Modern prefab elements are designed with long-term sustainability in mind, including using data analytics to design homes with optimal energy use and storage. These homes are manufactured using materials that them at a comfortable temperature, reducing the need for extra heating or cooling.

Other smart energy solutions include [connecting homes to electric cars](#), and using the energy stored in the car’s battery to power the home. This can help alleviate peaks in energy consumption caused by sudden high demand at certain times of the day.

NEW HOMES FOR A NEW ERA

We are currently in the middle of a global health crisis. Infection outbreaks are frequently associated with low-

income, high-deprivation clusters of high-occupancy homes, often with many generations of the same families living together. Alleviating this risk by providing high-quality homes must become an urgent priority for governments everywhere.

Traditional construction techniques will always play a role in the housing sector. They can be useful for small and more complex buildings, or the replication and restoration of historic buildings. However, prefab construction has the potential to take us into a new and more sustainable and affordable era of home-building. Supported by digital technologies, it presents an unprecedented opportunity to provide comfortable and affordable housing to a growing global population.

Taking inspiration from more technologically advanced sectors such as the automobile industry, robotics would be the next natural step in the housing production process. Robotics and automation could speed up production even more, and make it even safer.

The key is to collaborate on a global scale, and share the best solutions so we can all advance together, create a pool of talent, research and development, and make use of economies of scale. One way to do this would be to develop a blueprint for so-called Global Powerhouse Hubs that connect industry players all over the world, allowing them to exchange best practices, align their strategies and co-operate throughout the supply and production chain.

Technology has helped many of us weather the crisis. Now is the time to tap its potential in the construction sector, putting humans at the center to make a positive impact on communities all over the world.

Greener Construction 90% reduction in construction waste; 70% saving in CO₂ emissions.



Reduced Energy Use On-site

Research shows gross savings of around 80% and net savings of around 30% for off-site manufactured buildings.

This takes into account worker access, movement and accommodation – services, lighting and equipment/plant, including site-wide lighting.



Less Waste

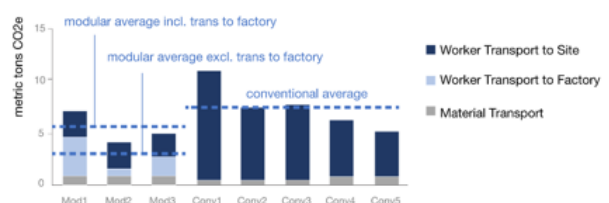
Traditional construction suffers from up to 30% wastage – in terms of time, where work needs to be repeated, and materials, where up to 30% can end up in landfill. The comparators figures factory-controlled conditions is 1-3%.



Less Traffic

A comparative study of the total CO₂ emissions associated with onsite and offsite manufacturing was completed by Virginia University. In terms of metric tons of CO₂ associated with transport this study shows site-based reductions in the order of 60%.

Onsite-Offsite comparison of CO₂ emissions due to transport



Source: Virginia University, Buildoffsite

WHAT'S IN STORE FOR POST-COVID-19 DESIGN AND CONSTRUCTION?

Peter Caulfield, Consultant, Canada.



COVID-19 

Although we can't predict the future, no one will be surprised if, a few years from now, COVID-19 has changed many of the tried-and-true ways the construction industry has designed and erected buildings.

To get an idea of what the future might have in store for us, the Journal of Commerce asked a number of construction professionals in British Columbia (and one in the U.S.) what they think might be coming down the pike and what questions they're asking themselves about our brave new construction world.

"The possible impact of COVID-19 on the built environment poses many questions, but few answers," said architect Michael Leckie, principal of Leckie Studio Architecture and Design Inc. "For example, what are the short-term and long-term effects? Will they be temporary or long-lasting? What aspects of our lives will be affected?"

Leckie says the pandemic strains the connection between place (e.g. office, university campus) and activity (e.g. work, education).

"In education, what is required in the way of a physical building, and how much proximity between teachers and students is optimal or even required?" said Leckie. "Campus buildings are expensive to design and build. Technology provides the tools for distance learning and

it can mediate and enhance the learning process."

I don't think there will be major structural change, but it could lead to design innovations,

Mark Taylor

Mark Taylor Construction Advisory Services

Along the same lines as Leckie, Lynn Embury-Williams, executive director of Wood WORKS! BC, says project developers will need to offer more flexible space in the future."

"There will be increased demand for spare rooms at home and school, and for more home amenity spaces," said Williams. "They will also need to pay greater attention to people-flow planning, for such things as elevators and hallways. And because there could be demand for grocery pick-up and delivery, designers will



need to include out-bays on commercial buildings.”

Because we’ve learned that we can work efficiently and productively away from the office, in the future there could be greater demand for more working space at home, says Mark Taylor, president of Mark Taylor Construction Advisory Services Ltd.

“I don’t think there will be major structural change, but it could lead to design innovations to include more workspace in residences,” he said.

Taylor says after COVID-19 has finished its run and returned home, construction sites won’t go back to how they used to operate.

“We’ll all be wearing gloves and other PPE [Personal Protection Equipment], at least in the immediate post-pandemic period,” he said. “It depends on how long our collective memory of the pandemic lasts.”

Taylor says it’s unclear what effect the pandemic will have on the construction industry’s labour supply problems.

“Before COVID-19 struck it was already hard to find qualified labour,” said Taylor. “Afterwards there could be an influx of inexperienced labour from outside construction to fill vacant positions. What effect will that have on the overall skill level?”

Metric Modular director of innovative solutions Craig Mitchell says in the future there will be a demand for special pandemic facilities that will be different from regular hospitals.

“The pandemic facilities will be more basic than

the very complex and technical hospitals,” he said. “The big contractors that do the highly sophisticated hospital projects will probably get into the less complex pandemic facilities, too.”

Lucas Epp, head of engineering at StructureCraft, says developers have become more cautious, because there are questions about the future of the workplace, and the extent to which white-collar workers will work from home instead of commuting to the office.

“But developers will always want to differentiate their projects from others so they can find tenants,” said Epp.

Regarding the design and construction of institutional-commercial-industrial (ICI) and multi-family residential buildings in the post-COVID -19 future, Tom Hardiman, executive director of the Modular Building Institute in Washington, D.C., says it is unclear what affect the pandemic will have.

“What we do know is that, before the COVID crisis, many North American communities faced homelessness and affordable housing challenges,” said Hardiman. “Vancouver is ahead of the curve, having already explored and implemented modular solutions to address some of these issues.”

Hardiman says the COVID-19 crisis also brought to light the need to do better on worker and workplace safety.

“It’s challenging to enforce social distancing and sanitary workspaces on a traditional job site, but more manageable at off-site factory locations,” said Hardiman. “And I think the new normal will be construction workers expecting safer working conditions, and rightfully so.”

ALL DIGITAL, IQSK'S ACCOUNT ON GOING VIRTUAL

IQSK Holds Its First Online Elections – Thanks To COVID19

Millicent Osano, Executive Officer, IQSK



2020 was going to be an election year but little did we know that it was going to be an election year with a difference and that the Institute would be forced to adapt to the changes that COVID19 brought across the construction industry.

In the past, elections were held on the floor of the AGM. This year, with the COVID19 pandemic, that was not going to be possible. The pandemic caused the Kenyan Government to limit the number of people in physical

meetings to fifteen. Other non-government health agencies, among them the World Health Organization (WHO), had issued advisories for people to avoid physical contact and work from home if possible. In short, it was impossible to, first, hold a physical AGM and, second, to hold elections on the floor of the AGM.

On the Annual General Meeting, convened on 28th of May 2020 via Zoom, the IQSK council successfully moved motions to: allow for electronic voting, tallying and announcement of election results; have the elections postponed for three months; and, extend the tenure of the incumbent council by three months in line with the motion. IQSK was with no doubt, in its 25 years of providing professional services in the Built Environment, going to hold its first online elections!

The elections were held on the 19th of August 2020. Unlike previous elections, every process was done electronically; or online in better terms. Candidates campaigned online and The elections panel met with candidates and the current council online. For the first time, physical location was inconsequential during the process. Previously, only those on the floor of the AGM could participate in the IQSK elections. In the 2020 elections however, members could participate from anywhere in the world. Even more intriguing is that the entire voting procedure took a few seconds to two minutes at most. The convenience of the newly adopted system led to a fairly high voter turnout of 65%; a feat that was elusive in previous elections.

At the end of, perhaps, the most convenient elections ever, the new IQSK council was constituted. The new President currently is Qs. James Munene, Qs Jenniffer Musyimi is the new Vice President, the Honorary Secretary is Qs. Joel Gichimu who is assisted by Qs. Wilson Kipkoach, the new Honorary Registrar is Qs. Janet Chirchir, the new Honorary Treasurer is Qs. Andrew Mbuku and the new ordinary council members are Qs. Leah Kanda, Qs. Rose Kotut, Qs. Jordan Rabach and Qs. Kennedy Mwendwa. The immediate past president, Qs. Peter S. Kariuki, also constitutes the new council; in an arrangement that enables a smooth transition of the management.

In the backdrop of praises for the just concluded elections, the new IQSK council has embarked on an arduous journey to deliver the promises it made to the institute's membership. It is our hope that we will make IQSK a world class institute that promotes the advancement and practice of quantity surveying in Africa – for that is our vision.

**19TH AUG 2020
IQSK COUNCIL
ELECTIONS
2020**

Casting your Online Vote in 4 Simple Steps

Step 1
All eligible voters will receive a voter's token from ICPAK via email and SMS. The token is a link that enables the eligible voter to log into the system and participate in the IQSK Council Elections 2020. Voter's are advised to open the link using updated Internet Browsers; preferably Chrome or Firefox.

Step 2
Once logged into the system, the eligible voters will be able to see the Terms and Conditions of using the system. These are general guidelines such as: "a voting token can only be used once". To continue to the vote casting screen, voters will have to tap/click on the "Agree" button.

Step 3
Thereafter, the voting screen will open. All contested positions will be listed and alongside, the candidates aspiring for those positions. The voter will have the option of ticking against their preferred candidate(s). Afterwards, at the bottom of the screen, the voter will confirm their choices and cast their vote by tapping the "Cast My Vote Now" button.

Step 4
Once the voter has cast his/her vote, he/she will receive a confirmation that his/her vote has been successfully cast. At this point, they can exit the browser. In case voters experience any difficulties, they are advised to get in touch with the IQSK Elections Panel using: elections@iqskkenya.org or +254 721 676 823. May the best candidates win!

@IQSKKenya @IQSK_Official @IQSKNRB

PRACTICE MEMBERS 2020

Are you looking for continental partnerships? Become a practice Member AAQs and join the growing list

 <p>Amazon Consultants</p>	 <p>anka quantity surveyors project managers</p>	 <p>BTKM QUANTITY SURVEYORS</p>
 <p>DURAPI CONSULTING</p>	 <p>CRANE Group Consulting</p>	 <p>DelQS QUANTITY SURVEYORS PROPERTY VALUERS</p>
 <p>Billing Cost Associates Registered Quantity Surveyors Project Managers</p>	 <p>CEM Cost Engineering & Management Consultants</p>	 <p>INANI REAL ESTATE CONSULTANTS</p>
 <p>AFRICOST QUANTITY SURVEYORS PROJECT MANAGERS</p>	 <p>nonku ntshona + associates quantity surveyors </p>	 <p>NILCANT AWOTAR & ASSOCIATES CHARTERED QUANTITY SURVEYORS</p>
 <p>JCNF Quantity Surveyors</p>	 <p>NWS NORVAL WENTZEL STEINBERG QUANTITY SURVEYORS</p>	 <p>Macanna</p>
 <p>BUILD COST ASSOCIATES Quantity Surveyors & Building Economists</p>	 <p><i>Jordan Cothuisen Nangolo</i> Construction Cost Engineering & Management Registered Quantity Surveyors Established in 1997</p>	

STRATEGY AND MARKETING BOARD REPORT SEPTEMBER 2020

1. COMMITTEE MEMBERS

L E Feinberg (chairperson) D Kimoro
 J O Ajanlekoko
 M Frimpong
 R G Pearl

2. RESENT MEETINGS

Resent meetings were held on 7, 12, 27 May and 17 August

3. CURRENT DEVELOPMENTS

It was the initiative of the SM board to host one free webinar per month to all members to encourage members to remain committed to the AAQS, especially during the current COVID-19 world pandemic. To date, two successful webinars have been hosted. Attendees from across Africa have attended the BIM and Green Building webinars

4. PAST WEBINARS

AAQS BIM Webinar - 19 June 2020

STAYING AHEAD of the CURVE

VAUGHAN HARRIS
Aka 'The Baron of BIM'

FREE WEBINAR

The Africa Association of Quantity Surveyors presents:

BIM

Staying Ahead of the Digital Construction Curve

FRIDAY 19 JUNE 2020

11:00 CAT (GMT +2) | 2 HOUR DURATION

PLEASE CONTACT THE AAQS SECRETARIAT FOR MORE INFORMATION admin@aaqs.org

https://us02web.zoom.us/join/register/WN_QtLz1eJsvWnemWmz4d-tQ

Total registrations: 606

Attendees: 596 (all attendees including panelists and people who viewed the recording afterwards)

Maximum current views: 166 (maximum amount of online viewers at the same time)

Attendee countries: Botswana, Kenya, Nigeria, South Africa, Uganda, Ghana, Rwanda, Zambia, United Kingdom (10), United States of America (3) and United Arab Emirates (2). Most attendees were from Nigeria, Kenya, Ghana and Uganda

AAQS Green Building Webinar - 27 August

GREEN BUILDING

FREE WEBINAR

Join us for an informative green building webinar packed with a wealth of information

WITH SPEAKERS:

Thursday 27 August
2PM CAT/GMT+2

REGISTER

Georgina Smit, Head of Technical Green Building Council of South Africa
 Danie Hoffman, Senior Lecturer Programme Leader Quantity Surveying, University of Pretoria
 Aisha Shaikh, Sustainability Consultant, eccoscentric (Pty) Ltd
 Jutta Berno-Mumbi, Founder and Managing Director, eccoscentric (Pty) Ltd

Key green building trends • Cost of green building • Pricing for externalities and circularity • Balancing capital cost and operational savings – and who cares? • Setting out a challenge to the QS community to price carbon into financing models • Q&A

Total registrations: 263

Attendees: 213 (all attendees including panelists and people who viewed the recording afterwards)

Maximum current views: 51 (maximum amount of online viewers at the same time)

Attendee countries: Kenya, South Africa, Uganda, Namibia, Botswana, Ghana, Nigeria, Mauritius, Zambia, Rwanda, Netherlands (1), United Kingdom (2), United States of America (1)

5. UPCOMING WEBINARS

Topic	Speaker	Date
ICMS 3	To be advised	September
Public Private Partnership	Femi Onashile and other to be advised	October
Life Cycle Costing	To be advised	November
Health and Safety	To be advised	To be advised

UPCOMING WEBINARS

**FREE
WEBINAR**



AAQS
Africa Association of
Quantity Surveyors

ICMS INTERNATIONAL
CONSTRUCTION
MEASUREMENT
STANDARDS

ICMS 3 International Construction Measurement Standards

WEDNESDAY 8 October 2020 11:00 GMT



Alan Muse

Global Director of the Build
Environment
RICS
London, United Kingdom



Gerry O'Sullivan

Construction law consultant, barrister,
conciliator, arbitrator
Mulcahy McDonagh and Partners (MMP)
Dublin, Ireland



Ken Creighton

Director of Standards
RICS
London, United Kingdom

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