

Techniques in Construction Management help local company keep handle on all phases of job

BY BILL WEBSTER

The techniques of construction management enable Geoff Swift Construction to maintain a handle on every phase of a project.

Before he came to Salt Spring nine years ago, Geoff Swift learned about construction management, when he worked as the general supervisor for a large construction firm in Edmonton. The system, he said, can reveal at any given time exactly what has been spent on a job and how the money has been and will be applied.

"It just gives our customers the comfort that construction dollars are being spent where they should be," he said.

Swift arrived in Canada from Perth, Australia 30 years ago and has lived the intervening years in various locations of Western Canada. When he came to the island, he worked as manager of Windsor Plywood before setting out about four years ago to apply his knowledge of building on his own.

Swift, with partner Ken Fetherston and crew supervisor Joe Toutant, usually has

three gangs on the go, although he can field a fourth bunch if needed.

Originally, Swift drafted plans for houses while Fetherston and Toutant built them. But with the increase in trade, Swift concentrates on the management end of the business, and the two field men pound nails.

When the company has a contract to build, Swift Construction works for a fee rather than a set price. Swift supplies the management and the crew to the job. The customer knows the estimated cost of

work to be done as well as actual cost of work completed.

Since the beginning of the effort, all work obtained by Geoff Swift Construction has come by referral. Its current major project centres on the new pub under construction at Harbour's End Marina. Swift obtained the job, as he has obtained other tasks, from designer Bob Hassel.

Swift noted that Hassel's designs "are interesting to build."

"We feel quite fortunate that Bob has given us the opportunity," he said.

The Harbour's End job required installation of 44 piles on which the building will sit. Swift said the piles range in length from several feet to 38 feet because of the dip in solid ground in the area.

"It's going to be one of the most exciting buildings in Ganges," he said.

Interviewing Swift became a task in itself. The reporter waited while Swift answered a phone call. Just when the talk could start, another call interrupted. Then another. Swift decided to try a local coffee shop to get away from the demands.

But a customer stopped to ask questions just as left his Seaview Road office. That customer went away satisfied, but Swift was stopped at roadside by a subcontractor who sought details of two jobs in progress. When he returned to the office to get the plans, he had to talk on the phone.

Finally, he and the reporter slipped away to talk quietly in the coffee shop.

"I sometimes wish I could run myself through a duplicating machine," he said.

When he does have time to relax, Swift takes to his sailboat, the *Mandala*.


But most of the time, he tackles the task of management to ensure that his staff is kept as busy as he.

Four years ago, Geoff Swift Construction consisted of himself, Fetherston and Toutant. Now there are 14 people on staff "at last count," he said.

"It keeps growing," Swift said. "Like a fungus."



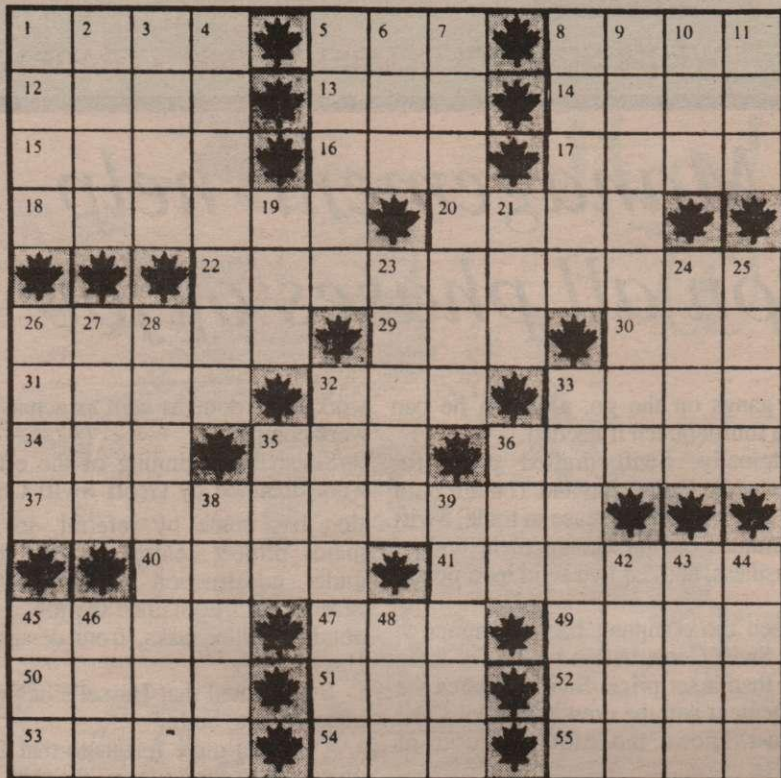
Geoff Swift keeps busy in his Ganges office


HOME
F·I·N·D·E·R'S G·U·I·D·E

Your guide to
Gulf Island properties

COMPLIMENTS OF:

Canadian Crossword by Rick McConnell



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Solution on Page R7

ACROSS

- 1. Look for a bargain
- 5. Nickname for a summer month?
- 8. Antelope
- 12. Dorothy's dog
- 13. Picnic pests
- 14. Monkeys
- 15. Landed
- 16. Me in Magog
- 17. Abundant
- 18. Don't worry
- 20. Engine parts
- 22. Dark town between Cal. & Edm.
- 26. Youngster
- 29. Macerate
- 30. Gallery piece
- 31. Lift
- 32. And not
- 33. Air prefix
- 34. Everything
- 35. Together prefix
- 36. Paled
- 37. Dark hijklmno, Ont.

DOWN

- 40. Of course! (coll.)
- 41. He's often Grim
- 45. Creek
- 47. Eng. Cathedral site
- 49. Die (coll.)
- 50. Ending for who, what, or when
- 51. Legal thing
- 52. Sack
- 53. Animal house
- 54. Munch
- 55. Choice word

ACROSS

- 10. Dashboard abbr.
- 11. Employ
- 19. Law degree
- 21. Rear
- 23. Trill
- 24. Suffer in Scotland
- 25. Bolt
- 26. Marine sidestepper
- 27. Tor
- 28. Cape Bretoner
- 32. Non-existent place
- 33. Moral story
- 35. Dog club (abbr.)
- 36. Charge
- 38. Rock pile
- 39. Meeting
- 42. Grey Cup tradition
- 43. Seth's son
- 44. Network
- 45. Spider's pride
- 46. Topaz hummingbird
- 48. Meadow

Santa may usually be on time, but once he came 10 days late

Almost any youngster will tell you Santa Claus is a pretty reliable fellow, sliding down chimneys on the same evening year after year. But this was not the case in 1752 when Christmas came 10 days early.

The explanation for Santa's early appearance that year can be traced back to 45 BC, when Julius Caesar introduced one of the most important standards the world has ever seen: the Julian Calendar. Unfortunately, the Egyptian astronomer hired by Caesar to calculate the length of the year did not come up with an entirely accurate estimate.

Because of this, the calendar fell behind by a fraction of a day every year. In 1581, Pope Gregory XIII decided to turn the calendar forward to make up for the discrepancy. For that year only, he decreed, the day following October 4 would be October 15. He also modified the system of leap years to keep the calendar on track from then on.

Catholic countries complied with the decree immediately. Other nations, including Britain and its American colonies, did not make the change until 1752, bringing the holiday season 10 days earlier that year.

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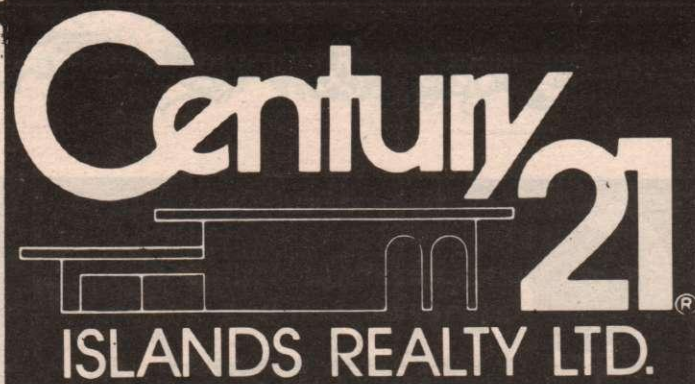
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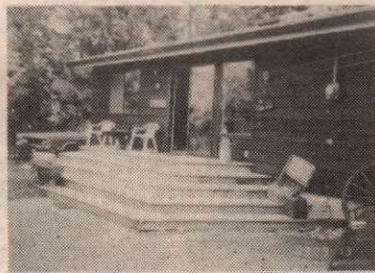
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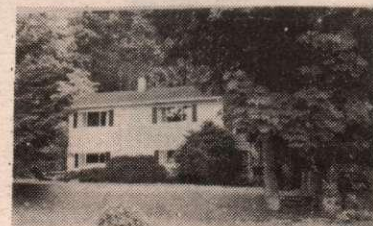
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Century 21 agent Tom Hoover places a third quarter award for sales performance on the wall of the local office. The local firm is 43rd among 440 offices across Canada.

Island Century 21 realtors vie for Centurian Awards

Excitement is building at the local Century 21 office these days as the year end quickly approaches.

Collectively and individually, members of the firm are in the running for Centurian Awards which recognize top achievement in the world wide real estate firm.

"It's like the Academy Awards are to the film industry," explained Tom Hoover of the Islands office in Ganges.

Recently he was in Victoria to pick up the third quarterly award for the firm. Five individual real estate representatives from the Gulf Islands also were recognized for their sales efforts.

The local office and those on the surrounding islands are among 8,000 Century 21 offices around the world and 440

across Canada. With the smallest trading area of an office — less than 10,000 — the local firm stands 43rd in sales in Canada. Major and smaller firms are listed together for the sales reports.

Although he has not been officially notified, Hoover expects the firm to maintain that high position, based on sales completion projections to the end of 1989.

On the basis on its performance, Century 21 Islands will be invited to the international convention in Orlando, Florida, scheduled for February. And more honours will come at the Canadian convention in Winnipeg next June.

"It's great to know how we stack up against other people in our business," said Hoover, adding that "it's good to have our efforts recognized."

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Provincial

Roundup

Environment Lottery

Graham Bruce, the errant Socred MLA for Cowichan-Malahat, proposed last week that the government set up an "Environmental Lottery," the benefits of which would go towards reclamation and restoration of the environment.

In a letter to the Environment Minister John Reynolds, Bruce also said the government must take immediate action to clean up the waters closed to shell fishing and to prevent further pollution.

"It is time for an aggressive action plan to be enunciated by government which not only stops the polluting process but also restores the delicate ecological balance," Bruce said.

of the value of the province's forests, "amounts to a condemnation of Socred forest policies," Miller said.

That's Why

Remember when Stephen Rogers was rumoured to have attended a meeting of Vander Zalm supporters in the premier's office shortly after six Socred MLAs quit caucus? There is now reason to believe that Rogers, who had been out of favour, did, indeed, attend that meeting.

Last week, the premier announced that Rogers will be the next Speaker of the B.C. Legislature. Seems like a just reward for coming to the premier's aid in a time of need, doesn't it?

No Forestry Policy

The government's forestry policies came under sharp attack last week from Dan Miller, the NDP's forestry critic. Miller was commenting on a forest ministry draft policy paper on old-growth forests. The document had been leaked.

Miller said the document, prepared by ministry staff, states that the ministry has no definition of old-growth forests and has never considered old-growth values.

Miller said the paper also stated that there is no comprehensive provincial land-use strategy, extremely limited scientific data on the structure, composition and functioning of old-growth ecosystems, no effective system of public involvement in resource planning and a non-functioning Ecological Reserve Program.

That document, combined with Forest Minister Claude Richmond's recent admission that the government had no idea

Warning

If you have a so-called night light in your child's room, take a look at it and make sure it's not of the kind that recently led to the death of a 14-month-old child.

The killer night lights are the direct plug-in type with a removable lamp cover and an unpolarized plug. If you're not sure, get rid of whatever night light you've got.

Municipal Affairs Minister Lyall Hanson issued a warning about the unsafe devices last week and announced that vendors have been ordered to remove them from their shelves.

Another Warning

If you drink, for God's and your fellow humans' sake, don't drive. Police throughout British Columbia are poised to stop an estimated 400,000 vehicles between December 8 and January 3 in this year's Christmas Counter Attack.

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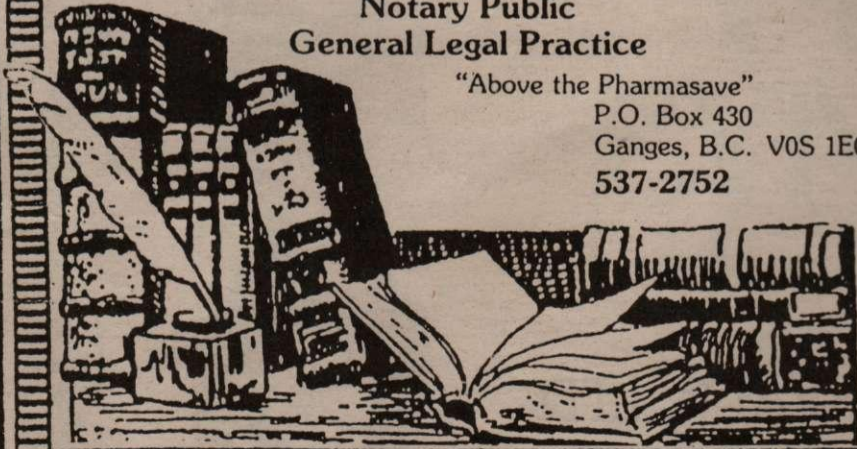
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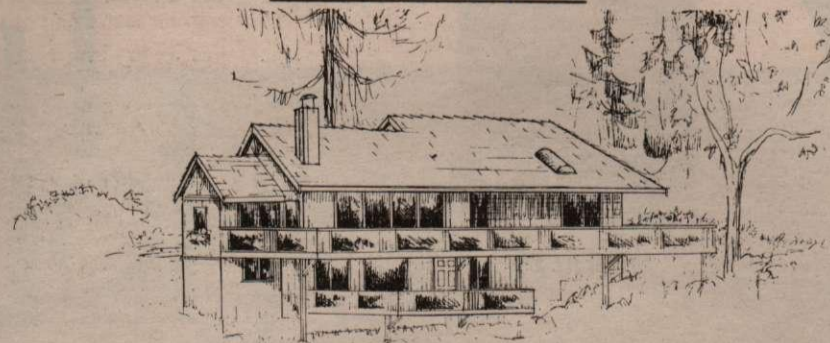
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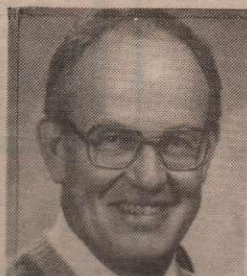
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