

## In This Issue

- Barclay Street Wins the 2014 Consumer Choice Award.
- Meet the Team! In this issue get to know Pat Farrell, Senior Building Operator.
- Proposed Climate Changes and the Affect on Your Building's Envelope.

## Barclay Street Real Estate Wins the 2014 Consumer Choice Award

Congratulations to Barclay Street Real Estate/TCN Worldwide on being selected the 2014 Consumer Choice Award winner in the category of Real Estate - Commercial for Southern Alberta.

Through an independent market research survey, the consumers and businesses in their community have selected Barclay Street as the top-ranked organization in their industry. They are now part of a very select group of business owners and entrepreneurs recognized for their business excellence.



"It is a great vote of confidence from our clients and community on the awesome job done daily by everyone on the Barclay Street team: by Property Management, Brokerage and Administration," said David Wallach, CCIM, President/Broker of Barclay Street Real Estate.

Consumer Choice Award (CCA) is considered the most distinguished award for business excellence in Canada. It is the most recognized among all awards across Canada, with 8 out of 10 Canadians being aware of the Award.

David Wallach added, "We firmly believe that as long as we stay true to our core values of leadership and maintenance of our strong professional standards we will continue to be recognized as local experts in southern Alberta. In an industry comprised of mostly local business and entrepreneurs, Local Expertise Matters!"

CCA was established in 1987. As a national brand, present in 14 major Canadian cities, CCA is uniquely positioned to help businesses stand out. Their mission is to recognize and promote business excellence in communities across Canada. Each year across Canada, Consumer Choice Award gathers opinions, perceptions and expectations through the responses of thousands of consumers and businesses. All winners have gone through a rigorous selection process conducted by a third party research firm to ensure only the most outstanding service providers are the winners within their respective industry.

To meet the whole team, visit our website;  
<http://www.barclaystreet.com/our-team/property-management>

For more information on ways to ensure the longevity of your building's envelope, please contact Dion Chrapko at:

**403.294.7196 or**  
**[dchrapko@barclaystreet.com](mailto:dchrapko@barclaystreet.com)**



## Meet the Team

Pat joined Barclay Street Real Estate in 2008. As the Building Operations Manager of the HSBC Building, he oversees all maintenance and management of the building and assists with other properties as required. He graduated from the Southern Institute of Technology and holds a 5th class Engineer's Certificate.

## How Will Proposed Climate Changes Affect Your Building's Envelope?

The building envelope is particularly vulnerable to changes in climactic conditions. These systems have become thinner and lighter with the evolving construction technology and materials and enclosure systems are especially susceptible to even minor changes in weather patterns as a result.

Premature weathering and/or deterioration of building enclosure systems because of the stress on the building envelope caused by changes in the weather patterns is a serious concern and this phenomenon is, with good reason, quickly becoming the focus of a great deal of attention in many regions of Canada.

When it comes to existing buildings the age of the structure, the materials used in its construction and the type of building envelope system can influence the structures ability to resist the forces of climate change. For example a 50-year-old masonry building constructed using a "face sealed" cladding system will, in most cases, have very little capacity to resist the impact of climate change because the "shell" of the building is directly exposed to the ever-changing and more hostile exterior environmental conditions.

The proposed changes in temperature, moisture levels and the form of precipitation acting on the enclosure systems can lead to dimensional changes of materials which in turn can lead to cracking and fissuring in polymer-based materials such as vinyl cladding, window frames, sealants and gaskets. Similarly, thermal stress in the form of freeze-thaw cycles can lead to premature aging of porous materials such as stone, masonry and mortar.

Other environmental factors including any increase in dust, particulate matter, smoke and acid rain can also have significant implications for building envelopes. In addition to the effects of UV radiation, mechanical agents such as wind-driven dust or rain or rain loads themselves may act as structural loads and can contribute to premature or accelerated deterioration. Biological agents carried by the atmosphere can deposit fungi or moulds on surfaces while chemical agents transported by atmospheric moisture (e.g. rain or water vapour) or by direct deposition can lead to corrosion in metals or deterioration in concrete, stone, fenestration components, as well as roofing and cladding materials.

Barclay Street property management personnel have conducted property inspections noting particularly vulnerable building envelope components of a property and have provided a strategy to owners to ensure longevity of these same components and we would be pleased to conduct a similar inspection of your building and prepare a report for your consideration.