

Meet The Authors

Perhaps, as our book gains acceptance, we'll get out-and-about to visit various CAI and CCI Chapter events and meet you all personally. But until that happens we'll simply introduce ourselves through "the written words" that follow. Once you've gotten to know us, it would be great to hear from you. Your comments on the book, or anything else for that matter, would be genuinely welcomed.

Jon Juffs, C.E.T., ACCI
Operations Manager
Gerald R. Genge Building Consultants Inc.

Jon Juffs is Operations Manager of Gerald R. Genge Building Consultants Inc., a Consulting Engineering firm based in Newmarket, Ontario just north of



Toronto. The firm provides a wide variety of professional consulting services related to building performance especially in the areas of: building science investigations, repair and replacement designs and specifications, construction project management, design-build contract administration, field review, performance audits, reserve fund studies, building condition assessments, and capital planning research.

Since the late 1980s Jon's continuous employment has included technical and management positions with a large engineering firm, the Ontario Ministry of Housing and Municipal Affairs, a medium-sized water and sewer contractor, and a small combined architectural and building science practice. At GRG he is the primary technical specialist for performance audits, reserve fund studies, and building condition assessments. The firm routinely prepares 80 to 100 reserve fund studies annually. Jon estimates that in all, he has prepared over 500 reserve fund studies. Part of his experience includes reviewing over 600 other studies and preparing analyses and projections based on them. One such projection extrapolated from 450 data sources to a portfolio of 2,800 buildings with more than 57,000 residential units. The building types included high-rises, townhouses, walkup apartments, semi detached, and single family homes. His portfolio of work also

includes capital repair planning and consulting for social housing providers, institutional assets, commercial holdings, and many individual condominium corporations.

Jon is a member of:

- Ontario Association of Certified Engineering Technicians and Technologists
- Canadian Condominium Institute (Associate)
- Association of Condominium Managers of Ontario (Associate)
- Ontario Institute of Quantity Surveyors
- Ontario Non-Profit Housing Association

His ACCI accreditation, bestowed by the Canadian Condominium Institute, serves as recognition of having achieved a level of skill, professionalism and knowledge of condominiums as it relates to certified engineering technology and reserve fund study planning that exceeds the already rigorous standards the Institute expects from its professional members. As an Associate of the Canadian Condominium Institute, Jon is recognized by clients and peers as standing out above the crowd.

Jon has, for some time, been actively sought after as a speaker at local and regional condominium conferences, and as a lecturer on specialized topics related to his areas of expertise. In the past five years he has presented individually and participated as a panel member at numerous conferences including Construct Canada, PM Expo, CCI/ACMO, and ONPHA.

If asked to sum up his approach to reserve fund planning, Jon says ... "It's not only the building science and engineering aspects that interest me, but knowing that well-prepared studies make community living better. After all, these are their homes, and homes are more than a roof and walls or lofty curving stairs. It's a people-thing, in the end".

**Graham Oliver, B.Com., CCI Member
President, Oliver Interactive, Inc.
Reserve Fund Aficionado**

Graham Oliver is President of Oliver interactive, Inc., a developer and marketer of proprietary software packages. The products are used in 23 countries around the world for determining optimal replacement times for industrial assets, and the proper intervals for replacement and repair. The mathematical models that underlie the calculations are those of Mr. Oliver's colleagues, the globally respected engineers Dr. Andrew Jardine



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of the University of Toronto and Dr. Nicholas Hastings in Australia.

Graham spent a great part of his working life at two respected organizations. He was with Du Pont for 19 years and served in various capacities related to marketing and market planning for its product lines. Subsequently he joined McGill University where he taught in the Faculty of Management and ran the Faculty's well-known Executive Institute, which offers seminars for higher-managers from all parts of Canada as well as from overseas organizations.

His academic teaching responsibilities were centered on Marketing Management, Marketing Planning and Sales Management, and he held classes for both graduate (MBA) students as well as undergraduate students.

His interest in property management stems from his serving for several years on the Board of his own condominium, and for one year as President. His insight into the management and organization of reserve funds required by condominiums, community associations and HOAs led to the development of a new software package called RFund reserve fund software. RFund is multi-featured but its principal purpose is to provide a means for Boards, Specialists and Property Managers to easily update their expenditure costs. By doing this, the near-term and long-term fund balances can be reviewed and funding plans adjusted as necessary. It helps keep reserve funds healthy.

Graham Oliver knows, as do many others, that too many co-owned properties pay too little attention to their reserves. As a result "horror stories" abound — inadequate balances are not foreseen, loans are required, special assessments are imposed — most of which could have been avoided with proper reserve fund management and control. It is scenarios like this that have led to the development of his company's software package, and to the co-authorship of this book.