

Mr. LAMBERT: Is there any way of determining whether or not it is cheaper to use a departmental engineer or architect to design a project as against bringing in a consultant or professional architect or engineer to do the job.

Mr. SELLAR: I do not know; that is a question for administration. You will have various problems. I do not think cost is really associated with the decision. The question is whether they have available the men suitable for the job?

Mr. LAMBERT: In your experience do you then say that cost is never considered as to whether or not you will use technical personnel within government departments as against outside consultants or professionals?

Mr. SELLAR: Of course they will take note of it, but they will figure a five per cent fee is a reasonable compensation to a practicing architect and that almost the equivalent amount will be paid if it is done by the government.

Mr. BROOME: It will be more.

Mr. LAMBERT: What do you go into in determining what is paid by the government with regard to that cost?

Mr. SELLAR: You have all the salaries, the plans and specifications, the engineers' plans and so on. I have to be general in my language because I know nothing about construction.

Mr. LAMBERT: Is anything given to you covering certain items of overhead which a private concern would have to consider? What I am speaking of is your light, rent, and so on?

Mr. SELLAR: In government costing we take that in to a limited extent. We do not carry it through to the same minute detail.

Mr. LAMBERT: I see. Then is it fair to say that a comparison of costs put forward by, say, a private engineering or architectural firm to those put forward by a government department is not a true comparison?

Mr. SELLAR: Oh, I would not try to answer that. I have never had to review those cases—that is, one prepared by the department and one by an outside firm. I have never had an actual case before me and I cannot answer. I would be lying to you if I tried to pull an answer out of the air.

Mr. LAMBERT: Have you ever given consideration to it?

Mr. SELLAR: No, sir.

Mr. LAMBERT: That is to say whether or not a wholly government-operated project is more efficient and less expensive than one handled by outside consultants and engineers, architects and so on?

Mr. SELLAR: No, sir. Among others, one reason is that if you developed a full-scale division in any department or all departments to cope with all government work, at various times the personnel would not have anything to do; they would be sitting around while the overhead would be going on all the time. What the departments have aimed to do is try to keep their architects and engineers down to what they regard as reasonable limits within their requirements and when they need more they go outside. If you want more particulars you would have to go to the department. I am not wise enough to give you the correct answer.

Mr. BROOME: You could say that they act in the same way as they do with lawyers, when they go out; instead of keeping a big staff of lawyers on hand, they farm out the work.

The CHAIRMAN: We have three paragraphs which I would like to get through today if we could.