



Knowledge for Creating
and Sustaining
the Built Environment

The Predicator

Volume 45, Issue # 9

February 2006

Portland Chapter — The Construction Specifications Institute

C.S.I. Portland Chapter
Phone: (503) 805-2500
Fax: (503) 587-0337
E-Mail: jane@portlandcsi.org
Web site: www.portlandcsi.org
Web site: www.csinet.org



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NOTE FEBRUARY MEETING IS ON THE FIRST TUESDAY OF THE MONTH NOT THE SECOND.

What's New with LEED® and Where is it Going?

Tuesday, February 7, 2006

Are you up-to-date with the newest LEED offerings? Have you heard the latest about how LEED works on projects? LEED has been in the marketplace for over five years now and has made major inroads in the building industry. Evidence is the development of new versions of LEED for New Construction and the development of new LEED products.

Join us for an update presented by Green Building Services (GBS) Inc. on LEED, including LEED for New Construction version 2.2, LEED for Commercial Interiors, LEED for Existing Buildings and LEED Application Guides. GBS, Inc. has successfully managed the certification of fourteen LEED projects with more than thirty others in process or with certification pending. GBS, Inc. is also one of only five teams on contract with the U.S. Green Building Council (USGBC) to perform certification reviews of LEED project applications.

Following the LEED update will be a panel discussion on where LEED is going and how it is working. Topics will include: designing with LEED in mind, the cost of LEED, who is using LEED and where LEED is headed in the future.

Event will be held on February 7th at the Governor Hotel. Please make sure to reserve your spot in advance!

**The Princeton Building Ballroom
614 SW 11th Avenue
Social at 5:30 PM
Dinner and Program 6:30**

Cost: \$30.00 per person with pre-paid reservations by February 2, 2006

Sponsor a table for 8 for just \$230.

Late reservations – and walk-ins (as available): \$40.00 per person

Assure your spot for this special event! See enclosed Event Reservation

PRESIDENT'S MESSAGE

By *Dennet Latham, CSI, CDT*



“Dear Diary: Rays of Sunshine Penetrating Otherwise Cloudy Skies”

Friday: Cloudy, rain, 40-50 degrees F, Office, 10:00 am. Invited to a meeting with members of DBIA, Design-Build Institute of America, NW Chapter to discuss potential programs DBIA might sponsor in the coming year. The NW Chapter, having been quite active in Seattle is interested in developing programs of interest and increasing membership

in the Portland area. Discussion includes ideas for programs to pursue in Portland in the future. If a person is interested in learning more about DBIA or becoming a member, contact Mr. Hank Sitko, DBIANW Executive Director, at (206) 491-1148. 5:30 pm, call from home; “Honey, no new water in the basement today”.

Saturday and Sunday: Cloudy, rain on and off, 40-50 degrees F. Removed rest of wet carpet pad damaged in heavy rain (3.5 to 4 inches in two days) last week, cleaned and dried basement. Hopefully we can save the carpet.

Monday: Cloudy, rain, 40-50 degrees F. Blue Moon Café, Noon. CSI Education Committee meeting. Discussed potential speakers and seminars for the Portland Products and Services Fair on May 2nd and for the Region Conference in October. We hope to have several informative sessions on sustainability at the PPSF and on transportation at the Region Conference. Some of the committee members are also on the Certification Committee so the upcoming practice sessions for CDT training classes were discussed. 5:30 pm, call from home; “Den, no new water in the basement today”.

Tuesday: Cloudy, windy, rain, 40-50 degrees F, office, Noon, CSI Chapter Board of Directors meeting. Worked through standard agenda with finance report, committee reports and new and old business. Region Conference Committee presented a proposed program – great speakers and activities – this should be a wonderful education opportunity. 5:30 pm, Governor Hotel, CSI Chapter Meeting. A Joint meeting with AACE, Association for Advancement of Cost Engineering, Cascade Chapter with program speaker, Mr. John Mitchell. John gave an entertaining and detailed economic picture of the new year and delighted the attendees once again with his poetry skill. The future looks bright for nonresidential construction this year. Several members from other Chapters were present, both Region Directors, Rick Heiserman and Tom Deines, and candidate for Institute Vice President, Bob Kenworthy from the Mt. Rainier Chapter; all reminding us to vote in the Institute ballot. The evening was another wonderful

evening with members of the construction industry. There was much warm conversation, opportunity to meet new persons with AACE, and included one of our longest and most interesting self introduction sessions. 9:00 pm: arrive home, no new water in basement.

Wednesday: Cloudy, windy, downpour, 40-50 degrees F, office, 8:30 am. Conference call regarding project with difficult design/construction issue. Potential for contentious session. All parties are present; architect, owner representative, contractor, subcontractor, engineers. Discussion is cordial and informative. Attendees have come to meeting prepared with evidence of problems, history of events, items for investigation, and ideas for potential solutions. Information was considered by all and direction given for pursuing alternative solutions. 2-hour scheduled meeting concluded in 1 ½ hours. Afternoon: bright sun, calm, 50-degrees; office meeting to discuss specifications update to Masterformat 2004. Discuss options for number format and coordination with drawings; considerable effort however, additional Divisions should provide adequate titles for engineering disciplines. What should be done about new work on existing projects with specifications based on Masterformat 95? Arrive home at 7:00 pm, no new water in basement.

Thursday: Rained on the way to work, on and off through day, 40-50 degrees F, office, deadlines today. Revised and reviewed specifications needing to be issued tomorrow; coordinating with project architects and drawings. Busy day. Received several CSI related emails – they will just have to wait till later. Arrive home 8:30 pm; no new water in basement and carpet is dry; completed this article.

Living in the Northwest, we are generally comfortable with rainy weather, however, some years can weigh on the soul just a little more than others. This week, full of interesting meetings, lots of conversation with friendly persons, and new learning opportunities both work and CSI related, created rays of brightness in an otherwise gloomy sky. Hopefully, you are experiencing similar dry, sunny times in your week. Hope to see you at our next Chapter Meeting for more warm and informative conversations; this month related to sustainable issues.

WHAT DO YOU SAY? .. News and views from the Specifiers Share Group

By: Fred Herbold, CSI, CCS



Steel Preparation - A Review of Processes and Applications

This month rounds out a series of articles on finishing and protecting steel in construction. You may recall that last December we discussed issues and products concerning the top coating of exposed steel. Last month the topic was protecting perimeter steel and the importance of an effective primer.

Preparation creates the base for steel protection and coating endurance. The more effort that is put into preparing steel, the more resistant to deterioration the coating is likely to be. Consequently, it is suggested that steel preparation may vary dependent on the use and exposure of the steel.

This article will review commonly available steel preparation methods; the information is taken from the AIA's MasterSpec® Support Documents, Section 05 12 00, "Surface Preparation." That is followed by recommended preparation methods for various exposures. And finally, some additional suggestions when specifying steel preparation.

Two Associations – Some Joint Standards

Society for Protective Coatings (SSPC) and NACE International combined several of their preparation standards, but not all. Those that are combined are listed with the current combined standard.

SSPC-SP 1, Solvent Cleaning:

Removes oil, grease, dirt, salts, and contaminants by solvent, vapor, alkali, emulsion, or steam cleaning. Solvent cleaning precedes each of the surface-preparation methods described below because these operations spread oil or grease around and work it into the surface.

SSPC-SP 1 is incorporated by reference into subsequent surface-preparation methods.

SSPC-SP 2, Hand Tool Cleaning:

Removes loose rust, mill scale, and paint by hand chipping, scraping, sanding, and wire brushing.

SSPC-SP 3, Power Tool Cleaning:

Removes loose rust, mill scale, and paint by power-assisted hand tools. Methods include power wire brushing, power abrading, power impact, and other power rotary tools. Surfaces inaccessible to power tools must be cleaned as well as possible by the same methods noted in SSPC-SP 2. Power-tool cleaning may not be significantly faster than hand-tool cleaning but is usually less expensive.

Use SP 2 or SP 3 for interior non-corrosive environments. Also use this method for existing exterior steel, because blast cleaning is often not an option. Consider SSPC SP 11, Power Tool Cleaning to Bare Metal, for higher performance.

SSPC-SP 6/NACE No. 3, Commercial Blast Cleaning:

Removes at least 2/3 of visible residue from the surface area. This method is used for more severe conditions of exposure where a thoroughly clean surface is required. It is less costly than either SSPC-SP 10 or SSPC-SP 5, the other processes that offer a high degree of blast cleaning. Use SP 6 for perimeter steel and exterior steel in mild environments. This is usually a minimum preparation for high performance coatings.

SSPC-SP 10/NACE No. 2, Near-White Blast Cleaning:

Leaves at least 95% of the surface area free of visible residue, blast cleaning it to nearly white metal cleanliness. This method is about 25% cheaper than SSPC-SP 5 and is intended for highly humid, chemical atmospheric, marine, or other corrosive environments.

SSPC-SP 5/NACE No. 1, White Metal Blast Cleaning:

Removes all visible rust, mill scale, paint, and foreign matter by blast cleaning by wheel or nozzle (wet or dry), using sand, grit, or shot. This cleaning process is the most expensive and should be used only where an absolutely clean steel surface must be provided. This process is normally limited to steel exposed to very corrosive atmospheres and for immersion service where the high cost is warranted.

SSPC-SP 8, Pickling:

Paint and heavy deposits of rust and scale are removed before pickling. Rust and mill scale are then completely removed by chemical reaction, electrolysis, or both.

Pickling is not commonly used by structural steel fabricators or for large fabrications. However, it is commonly used by coating shops that specialize in high performance metal coatings. For this reason, it can be specified as an alternative preparation method for "manageable" fabrications that will likely be sent to a specialty coating shop.

Specification Tips

Specify steel preparation in the same Section as the steel product. Alternatively, when several steel fabrication Sections require the same special coating, Section 05 05 13 – Shop-Applied Coatings for Metal, can be used. Then specify preparation in Section 05 05 13.

Specify the maximum time between preparation and application of the primer. For commercial blast cleaning and better, I suggest not more than 8 hours and never over night, unless the prepared steel is kept warm and in low humidity.

(cont pg 6)

PERKY'S NOTES

By: Perky Kilbourn, CSI



First Note: Alaska Highway

November, 2005 issue of *Sunset Magazine* had an article "The road not taken, maybe." It says that from Juneau, Alaska you can drive south about 5 miles and then the road stops. You can drive east up Mt. Roberts until you run out of road. You can drive west across the bridge to Douglas Island. But since Douglas Island is an island, you

have to come back to Juneau. You can travel north for about 40 miles on the Glacier Highway when you will see a big warning sign "TRAVEL BEYOND THIS POINT NOT RECOMMENDED". Yes, Juneau is the only state capital not reachable by a road. My parents liked to tell the story about my sister (when she was about 2 years old) asking "When are we going to come to the end of the road?" This was her first trip "outside" and she was familiar with Alaska where the roads all ended. The Alaska State Department of Transportation has proposed a \$200 million highway that would run 50 miles north from the end of the Glacier Highway to just past the Katrehim River. Not everyone likes the idea and it prompted "op-eds" in the *New York Times*. It will be interesting to see what happens next.

Second Note – Radio-Frequency-Identification-Technology

The next thing that interested me was the news story about the woman who apparently had a stroke and called her daughter on her cell phone. The woman was disoriented and didn't know where she was or what had happened. They traced the cell phone to a fairly large area and then they had to search the area by foot. When they found the woman, she was dead and apparently it was a stroke. But what I found interesting was the use of the cell phone to locate her. Apparently there is a Canadian company that is adding radio-frequency identification technology to its pay-by-cellular-phone parking application. This will mean that a wave of a credit or ATM card will be as effective as a bunch of quarters. California already has something similar and the concept may be expanded so that you will be automatically called on your cell phone to remind you when your parking meter is set to expire.

Third Note – Saving Fossil Fuels

Mindy Pennybacker is the editor of *The Green Guide* which is published by the Green Guide Institute. In the January/February 2006 issue of *World Watch* there was an article "Controlling Energy Costs" by Mindy Pennybacker. In the article were the following suggestions for saving on fossil fuels this winter are:

1. Turn down the thermostat or install a programmable thermostat.
2. Avoid drafts and seal all holes, cracks and gaps where air can escape.
3. Install energy-efficient compact fluorescent light bulbs
4. Launder clothes in cold water as much as possible and hang wet items on a line or drying rack whenever you can.

5. Install low flow showerheads which reduces water usage and also water heating costs. In addition you can lower the temperatures on the water heater and wrap the tank in an insulating jacket.
6. Buy energy-efficient appliances – the last time we purchased a refrigerator, I noted that the energy efficiency was noted on the refrigerator door.
7. Use power strips for home electronics and office machines and turn them off when not in use. A laptop uses as little as one-fifth the energy of a desktop computer and may have other power-saving features.
8. Buy local food and eat low on the food chain. Mindy Pennybacker did not suggest it but you can always have a community garden and grow your own food.
9. Invest in sweaters and blankets that will deliver lasting off-the-grid warmth.
10. Banish chilblains by snuggling up with a loved one.

Fourth Note – How much do University Presidents publish?

Since the motto for many University Professors is "Publish or Perish" I found a report on the number of citations by University Presidents of interest. Amanda Goodall, a doctoral student in strategic management at Warwick Business School, United Kingdom, tallied all the citations amassed by presidents of the world's top 100 universities. In the United States there appears to be a correlation between the number of citations racked up by university heads and the standing of the schools they lead. When the 51 US schools on the list of top 100 universities are excluded, the correlation doesn't exist. Just being heavily cited and therefore presumably a skilled researcher does not mean you are a strong leader. When one hires a person who has a lot of citations to head a university it is a signal from the trustees to the faculty that research is the core concern.

Fifth Note – O-Words

In the December 2005 issue of *American Laboratory* was an article entitled "Oh! How Obvious!" by Daniel J. Schneck. Schneck has been doing a series of articles on words beginning with a particular letter. Previous articles included C-words, F-words, I-words, and L-words. I had thought about quoting them in Perky's Notes but finally decided that I really had to quote this one.

1. Observe – being actively engaged in the visual process.
2. Objectivity – the impersonal, active, cerebral processing of information
3. Open-mindedness – free of paralyzing assumptions, presuppositions, and other biases
4. Optimism – accepts that this is currently the best of all worlds and expects it to get better.
5. Optimize – make things more efficient, more effective, the best they can possibly be.
6. Obligations – being a responsible citizen of society, and a conscientious individual
7. Obedience – unchallenged domination and ruling control, over another individual.

JANUARY MEETING RECAP

By: Perky Kilbourn, CSI

In January 2006 Portland Chapter CSI had a joint meeting with the Cascade Section of AACE (Association for the Advancement of Cost Engineering) and again, we heard John W. Mitchell speak. John W. Mitchell had spoken to a joint meeting of Portland Chapter CSI and ASPE (American Society of Professional Estimators) in January, 2005. John W. Mitchell is an Economist, Western Region, U.S. Bancorp and Principal, M&H Economic Consultants.

This year Mitchell's first slide was "A Scan" which summarized what has happened.

First - this is the fifth year of an economic up turn.

Second - this is the end of the Volcker-Greenspan Era on interest rate control.

Third - the Energy and Weather have played a more significant role in the economy than usual.

Fourth - the Global Economy is stronger

Fifth - the Housing Starts are peaking so the housing boom may be over.

Sixth - there may be a Disconnect between what happens with oil and gas prices and the average person.

Seventh - The gloom of the Federal government doesn't match the performance of the market.

Mitchell then discussed weather issues which he said were significant for the first time this past year. With Katrina and Rita there had been a destruction of wealth. There were output losses and energy/port disruptions. Federal spending has changed and there may be a Reconstruction-Movement. So far, only 25 to 30% of the population has returned to New Orleans and many people may not return to New Orleans.

Mitchell's slide showing Trends and "Construction Put in Place" was almost the same in 2006 as in 2005. Items with slight growth were Housing, Health Care Facilities, Education, Sewage and Waste Disposal, Lodging, Commercial, and Highway and Street work. Office, Communications and Manufacturing had gone from negative to positive percentages (trends).

The GDP (Gross Domestic Product) growth has been the most stable it has been since the data started being collected. The Payroll Job Change has also apparently stabilized with an unemployment rate of 4.9% as of December, 2005. The employment rate has declined in Louisiana but increased in the rest of the country so the unemployment rate averages out when considering the country as a whole. The labor market is tight with employment up except for manufacturing. The Yield Curve (Interest) was increasing until 2004 but appears to be flat in 2005 because long term mortgage interest rates are stable though short term interest rates appear to be increasing.

Mitchell's prediction for 2006 is that GDP will be 3.5% (3.2 to 3.7% was his 2005 prediction). Inflation will be from 2.8 to 3% while Mitchell's 2005 prediction was for inflation to be from 2 to 3%. The Federal Government is manipulating the interest rate based on the data and savings may continue to hold down the long term interest rate. An inversion in the Yield Curve is often followed by a recession but this time things may be different because of the extra money people have which may affect the response of the Federal Government.

Mitchell had a slide in 2006 which had not been used in 2005. It was called "Nightmares and Pleasant Dreams" and reflected on the good and bad things which are effecting the economy.

The bad things are

Home Prices (Weakness)

Energy Shocks

"Adjustables" which "Adjust" (Long Term Interest Rates)

International Developments

Aging Boomers

On the positive side are

Energy Shock (Down)

Productivity (Up)

Stronger World Economy.

Mitchell does not appear to be overly worried about the economy.

First - there is an equity cushion - more people have more equity in their homes.

Second - the ARM % (Adjusted Rate Mortgages) is less than in the late 1980s which is when the country was coming out of double digit inflation.

Third - most Booms End with a Whimper (not a crash).

Fourth - the User Cost of housing is not out of line with historical data - which includes forgone interest, tax benefits, maintenance, capital gains etc.

One thing which needs to be observed is the effects of Demographics, specifically that the first of the Baby Boomers turned 60 this year. The labor force grew 1.7% from 1950 to 2000 but is predicted to be down 0.8% from 2000 to 2050. There may be a problem replacing the retiring Boomers. How GM, the steel companies, IBM and other entitlements are doing may be an indication of a downturn in the economy like the Canaries in the Mine and unfunded liabilities. For those of you who don't know, miners used to take Canaries in Cages into mines. When the Canaries died in their cage in a mine, the miners knew they needed to take immediate action because their air was deteriorating. Maybe the long term prospects are deteriorating.

(Cont on pg 6)

MEETING RECAP (cont from pg 5)

With regard to Construction Employment in 2006 Mitchell indicated that Commodity Price Pressures Remain, including Concrete, Copper, Diesel, Natural Gas Derivatives, and Asphalt. Office Vacancy Rates are declining, while Capacity Utilization is rising and Hotel and Lodging are improving. The Infrastructure Funding is rising, i.e. there is an increase in construction of structures for education. The Housing starts are “cooling” and the Labor Markets are tightening. In 2005 Mitchell had indicated there was a Rising (Interest) Rate Environment. There was probably going to be a Slower Residential Appreciation, there was no “Pent up Demand”, with a peak in 2004 and softening in 2005 and the Late Herb Stein’s Dictum (if something can’t go on forever it won’t) and Non-Residential strengthening with job growth.

Mitchell presented many other points but these seemed significant to the author. To learn more of Mitchell’s points, be sure to come to Mitchell’s next presentation for Portland Chapter CSI which will probably be in January, 2007. As you can tell, Mitchell gave a thought provoking presentation though there was no discussion of the three unresolved issues from January, 2005 Portland Chapter, CSI meeting, namely

- Oregon’s Fiscal System
- Entitlements Issues on the Table
(What to do with payments for the Baby Boomers that retire?)
- Sorting out of Measure 37 (How much will it cost?).

Mitchell ended his presentation with a poem which seemed to indicate that 2005 had been a positive year.

WHAT DO YOU SAY (cont from pg 3)

Consider specifying inspection of commercial blast cleaned steel (and better). Inspection can be replaced by a requirement that the coating facility (when specifying shop-applied special coatings) have NACE certified inspector and quality control program.

Check a “basis of design” primer data for its surface preparation requirement. Make sure you specify equal or better preparation. You may want to require better preparation to increase the coating durability.

Contemporary architecture incorporates many exposed steel products. Proper surface preparation of the steel prior to coating is essential for maintaining their appearance over time.

NW REGION CONFERENCE

Plan Ahead! The 2006 CSI NW Region Conference at the Lloyd Center Doubletree Hotel on October 5-8 is a regional commitment from the Portland Chapter to bring interesting continuing education current issues and topics to the membership in a fun and comfortable surrounding. This forum provides collaboration and networking opportunities and a time for strengthening old relationships and developing new and in an atmosphere of camaraderie. The date is rapidly approaching so this is the time to start thinking how you may capitalize on this exciting opportunity. Call Jane (503) 805-2500

CSI GOLF TOURNAMENT

2006 Annual Golf Tournament is scheduled to at Lewis River Golf Course, Thursday, August 24
Shotgun start at 1:00 PM.

You won’t want to miss this fun event!

Sponsorships are still available.

Contact Erica Bitterman with questions or to signup.
Ph - 360-567-2910, ebitterman@precisionimages.com.

THE CONTACTS

PORTLAND OFFICERS & DIRECTORS

President

Dennet Latham, RA, CSI, CCS.....503-872-4539
CH2MHILL IDC

President Elect

Doug Allen, CSI360-921-5583
ASSA ABLOY Door Security Solutions Pacific NW

Immediate Past President

Cherie McNabb, CSI, CDT.....360-281-1918
Forbo Flooring

Secretary

Erica Bitterman, CSI.....360-567-2910
Precision Images

Treasurer

Doug Allen, CSI.....360-921-5583
ASSA ABLOY Door Security Solutions Pacific NW

Executive Director

Jane Phifer, CSI...503-805-2500 or 503- 399-7312
CSI Office - P.O. Box 5116, Salem, OR 97304

Director, Professional 2004-2006

Corey Morris, CSI,503-224-4848
Clark/Kjos

Director, Professional 2004-2006

Russ Pitkin, CSI, AIA.....503-245-7100
Ankrom Moisan

Director, Industry 2004-2006

Bud Henson, CSI,360-600-0804
Custom Window Company

Directory, Industry 2004-2006

Kaye Kloster, CSI503-227-3424
Ford Graphics

Director, Professional 2006-2008

Fred Herbold, CSI..... 503-445-7389
SERA Architects

Director, Industry 2006-2008

Steven Gray, CSI, CDT503-233-6016
Rodda Paint

COMMITTEE LEADERS

Awards

Denise Carpenter, CSI..... 503-720-3005

By-Laws

Ken Searl, FCSI, CCS.....503-362-3472

Certification

Christine Steel, CSI, CCS503-944-7367
Amy Hjelte, CSI, CCS503-221-1121

Editor

Jane Phifer, CSI.....503-805-2500

Education

Steven Gray, CSI, CDT.....360-233-6016

Continuing Education

Skip Brown, CSI, CCS.....503-827-0505

Golf Tournament

Erica Bitterman, CSI..... 503-274-2030

Library

Perky Kilbourn, CSI.....503-244-1778

Membership - Co-Chairs

Lee Kilbourn, FCSI, CCS, FAIA.....503-417-4400
Pat Murphy, CSI, CDT.....503-285-4557

Operations Guide

Ken Searl, FCSI, CCS.....503-362-3472

Orientation

Michael Muhle, CSI, CDT.....503-284-6799

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Cornelia Gibson, CSI, CDT.....503-624-7444
Cherie McNabb, CSI, CDT.....360-281-1918

Programs - Co-Chairs

Kaye Kloster, CSI503-227-3424
Jody Moore, CSI, CDT.....503-284-6799

Publicity

Jane Phifer, CSI.....503-805-2500

Specifiers Share Group & Technical

Fred Herbold, CSI, CCS.....503-445-7389
Isaac Tevet, CSI, AIA.....503-245-7100

Student Affiliate

Rudy Barton.....503-725-3339

Webmaster

Jane Phifer, CSI503-805-2500

Portland Website
www.portlandcsi.org

INSTITUTE DIRECTORS

2004-2007

Tom Dienes, FCSI, CCCA

Ph: 541-485-1700 Fax: 541-683-7722
Email: tsdienes@ix.netcom.com
Wildish Standard Paving
PO Box 7428
Eugene, OR 97401

2003-2006

Rick Heiserman, CSI, CCCA, AIA

Ph: 503-245-7100 Fax: 503-245-7710
Email: rickh@amaa.com
Ankrom Moisan Associated Architects
6720 SW Macadam Avenue, Suite 100
Portland, OR 97219

Region Website
www.csinwr.com

REGION COMMITTEES

Academic Liaison

Loren Berry, CSI, CDT, AIA.....541-485-3970

Awards

Christine Irwin, CSI, CDT.....503-650-0148

Certification

Brian Keil, CSI, CCPR206-763-0300

Education

James Wilson, CSI, CCS.....503-222-1917

Electronic Communications

Rand New, CSI, CDT.....541-688-5594

Membership

Robert Simmons, BS,CSI,CDT,.....253-946-2436

Planning

Anne Whitacre, CSI, CCS.....206-521-3506

Publications

Bob Kenworthy, FCSI, CCS, CCCA..53-931-4826

Technical

Marc Chavez, RA, CSI, CCS.....206-245-2100

Treasurer & Secretary

Larry Barger, CSI, CCS360-943-4650

NORTHWEST REGION CHAPTER MEETINGS

Cook Inlet, Anchorage, AK (Third Tuesday)

Dan Graham, CSI, CDT.....907-261-9203

Puget Sound, Seattle, WA (Second Tuesday)

Andrew Estep, CSI.....206-382-3393

Mt. Rainier, Tacoma, WA (First Thursday)

Jerry Litwin, CSI,CCCA.....253-584-5207

Spokane, WA (Second Thursday)

Eric Rieckers, CSI..... (509) 535-0301

Portland, OR (Second Tuesday)

Jane Phifer, CSI.....503-805-2500

Capital, Salem, OR (Third Thursday)

LaVone Clausen, CSI.....503-371-2070

Willamette Valley, Eugene, OR (Last Thursday)

Rodd Hansen, CSI-I.....541-687-9600

Idaho, Boise, ID (First Tuesday)

Jon Farren, PE, CSI, CDT.....208-429-1307

February 2006

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28				

- 2/6 CSI Education Committee Mtg, *Noon, Blue Moon Tavern*
- 2/7 CSI Board Meeting, *Noon, AIA Office*
- 2/7 **CSI Chapter Meeting, LEED Update**
- 2/9 CSI Specifiers Share Group Meeting, *Noon, ZGF*
- 2/21 CSI Membership Committee Meeting, *Noon, Russell Street BBQ*
- 2/23 CSI Specifiers Share Group Meeting, *Noon, ZGF*

Note: The Predicator will be going electronic in the next month. Please make sure that your email address is current at the CSI Office. Email jane@portlandcsi.org if you do not currently receive broadcast emails from CSI regarding the Chapter Meetings.

March 2006

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

- 3/6 CSI Education Committee Mtg, *Noon, Blue Moon Tavern*
- 3/7 CSI Board Meeting, *Noon, AIA Office*
- 3/9 CSI Specifiers Share Group Meeting, *Noon, ZGF*
- 3/14 **CSI Chapter Meeting, Construction Code of Ethics**
- 3/14 CSI Membership Committee Meeting, *Noon, Russell Street BBQ*
- 3/23 CSI Specifiers Share Group Meeting, *Noon, ZGF*
- 3/28 - 4/1 CSI 50th Anniversary CSI Show and Convention, *Las Vegas*



Portland Chapter of CSI
 P.O. Box 5116
 Salem, OR 97304

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NOTE CHAPTER MEETING IS ON FIRST TUESDAY!!