



Knowledge for Creating  
and Sustaining  
the Built Environment

# The Predicator

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Portland, Oregon Chapter — The Construction Specifications Institute

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## BUDGET VS. REALITY: THE NUMBER\$ GAME

*Where do the numbers come from?*

**TUESDAY, MARCH 8, 2005**

Every project has one. It defines how much money there is to spend. It is the benchmark against which all designs, dreams and desires are evaluated. It is the BUDGET. Just how important is it? Consider the number of times you have worked long and hard on a project, or a product application, only to have it change or disappear completely. Blame it on the budget. Win or lose, it is all in the numbers.

### Where do the numbers come from for these dealmaker or breaker budgets?

On March 8, **Joe Bolkovatz, VP JE Dunn Construction**, will moderate our panel of experts who work with the suspect numbers every day.

*General Contractor*

**Brian Knudsen, Chief Estimator Andersen Construction**

*Independent Cost Estimator, National Firm*

**Julian Anderson, President Rider Hunt Levett & Bailey**

*Independent Cost Estimator, Local Firm*

**Jim Jerde, Architectural Cost Consultants**

*MEP Consultant*

**Bob Schroeder, Glumac International**

These gentlemen will give us an inside perspective about the calculations made behind the scenes as they tackle these talking points.

- When is a budget developed and who relies on them?
- Where does an estimator get good information before taking firm bids?
- Who are 'Independent Estimators' and how are they involved in the project?
- How do cost estimators deal with the uniqueness of a project?
- Who decides what stays in and what gets cut from a budget?
- When is a General Contractor paid for budget estimates? What about subcontractors?
- What is the Product Representative's role and how do they access estimators?
- Why are there so many 'bid day surprises' when a pre-bid estimate was done?
- Who takes the heat and what is the penalty when budgets are wrong?

Join us on March 8, with *your* questions and be prepared to participate in a lively interchange about the winners and the losers in the numbers game.

Princeton Building Ballroom — 614 SW 11<sup>th</sup> Avenue

\$30.00 per person — Sponsor a table for 8 for just \$230.00

5:30 PM Meet Your Colleagues in the Ballroom, 6:30 Dinner, Catered by Jake's

7:00 to 8:30 PM Panel Presentation and Audience Discussion

**DEADLINE FOR REGISTRATION IS March 3, 2005**

*Make your reservation today! Please see the inside for easy registration.*

# PRESIDENT'S MESSAGE

By Cherie McNabb, CSI, CDT



March is CSI Awareness Month! I would like to give you a little bit of history on our organization.

The post WWII construction boom magnified the affects of the lack of uniformity in specifications. At that time, each government agency and architectural/engineering firm had its own way of preparing specifications. Miscommunication was common, which wasted time and money.

A group of specifications chiefs from several federal government agencies in Washington D.C. began meeting in 1947. They devised a plan to establish an organization where those interested in construction communications could develop a common method of communication within the industry.

The Construction Specifications Institute was incorporated in March 1948.

1961: CSI published the Manual of Practice, and introduced the concept of sections and divisions, logically grouping the many aspects of construction activity into a well-organized, clear and easily recognized framework.

1964: The CSI Format for Construction Specifications, a precursor to *MasterFormat*<sup>TM</sup>, was published.

1978: *MasterFormat* was published. It is now the standard throughout North America for organizing and presenting construction information.

Construction methods and materials evolve constantly, so CSI revises *MasterFormat* every few years to address these needs. The last revision was in 1995.

*MasterFormat* 2004 Edition has 50 divisions. The first 14 divisions are for the traditional architectural disciplines and are similar to those in the 1995 edition. Additional new divisions are organized in three series: Facility Services, Infrastructure, and Process Construction.

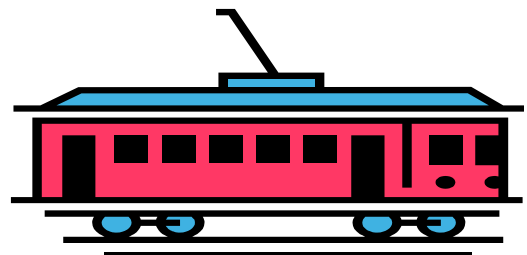
CSI Mission Statement: To advance the process of creating and sustaining the built environment for the benefit of the construction community by using the diversity of its members to exchange knowledge.

CSI Core Values:

- \*Foster innovation and creative thinking.
- \*Honor and embrace our diversity.
- \*Encourage personal & professional growth.
- \*Make knowledge-based decisions
- \*Strive for cooperative solutions.
- \*Promote stewardship of the environment
- \*Promote and recognize individual and team excellence.
- \*Celebrate camaraderie
- \*Keep promises, and trust others will do the same.
- \*Value the needs of those we serve.

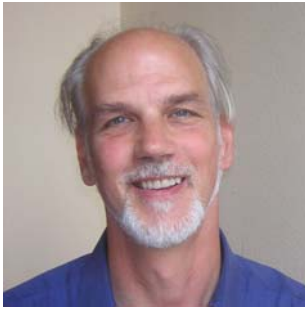
Since 1977, CSI's Certification Program has been the construction industry's best source for continuing education and professional credentials.

This is just a quick overview about the great organization CSI is.. Thank you for belonging and getting involved.



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

By: Fred Herboldt, CSI, CCS



## Specifying Solid Waste Diversion for Construction and Demolition Projects

*Metro Is Working with Our Industry to Help Set Objectives and Help with Project Specifications*

Bryce Jacobson, CSI, is a planner with Metro. His forte is working with the construction and demolition

industry to reuse, salvage and recycle waste. Bryce was our guest at the Share Group earlier this year. He presented alternatives to landfill disposal and ways to get them implemented.

**Construction & Demolition Waste** – Contributes 20% of our Region’s waste. 60% of that waste comes from demolition. The majority of construction and demolition waste is reusable or recyclable.

**Methods for Minimizing Waste** – Instead of demolition, relocate buildings (I worked as a House mover in Montana, it’s fun). Instead of demolition, reuse existing structures to greatest extent possible. Instead of demolition, de-construct existing building to salvage and reuse components. Recycle waste from deconstruction and construction. Finally, remember the 3-Rs: Reduce, Reuse and Recycle in that order.

**Take Advantage of LEED™ Points:** When planning your project and you are determining whether to apply for US Green Building Council’s LEED™ certification, remember that there are 6 credits available in this area alone: 1- Reuse 75% of building shell, 2- reuse 100% of building shell, 3 – Reuse 100% of shell and 50% of non-shell, 4 – Recycle 50% of waste, 5 – Recycle 75% of waste, 6 – Recycle 95% of waste (pre-approved innovation credit). Given the right project, that’s “low hanging fruit.”

**Before You Specify, Plan** – Evaluate your project for possible waste reduction methods from the start. What existing site elements can be reused? Trees and plants, soil, paving, buildings. Think Relocation and De-Construction. Think of site preparation as a subproject that can generate revenue by selling marketable elements. Survey the project for reusable and salvageable elements. Metro can help put you in touch with specialists in this field. They can help identify costs and savings.

**Delete Demolition, Add Deconstruction** – What is Deconstruction? The systematic hand or mechanical disassembly of building structures in reverse order of assembly for the purpose of reharvesting the building materials and minimizing the environmental impacts of demolition. What if all the “Demolition” specs were replaced with “Deconstruction” specs? You have to deconstruct to salvage.

What’s Salvageable?

- Finish wood (including flooring)
- Structural wood, steel and steel studs
- Cabinets and casework
- Lighting, electrical and mechanical fixtures
- Doors, door frames, windows and storefront

- Door and window hardware
- Carpet and carpet tiles
- Metal work (grates, grilles, railings)
- Insulation
- Landscape fixtures (benches and awnings)
- Specialties (cubicles, office partitions, writing boards, chutes, toilet accessories, partitions, lockers, postal, etc.)

**Waste Management Plan** – It’s the key to assuring that debris after deconstruction and waste from construction is properly handled. You should identify what materials to recycle: Wood, Metal, Land Clearing, Drywall, Roofing, Rubble (concrete and asphalt), Glass, Plastics, Carpet and pad, Insulation, and Paint. What materials to salvage. Determine who owns credits, if any.

Waste Management specification should address these topics:

- What’s the goal and how to measure it.
- Identify responsible staff.
- Initial waste management plan to be submitted
- Method of monitoring waste management and costs.
- Final report.
- Multi-lingual signs for recycle and trash, list items allowed.
- Co-mingled waste versus site separated waste.

**Future Thinking/Planning** – Consider the life of the building you’re designing and specifying today. Will the materials you specify today be reused or recycled at the end of their use? Can your building be easily deconstructed? The good news is that there are more opportunities for reuse and recycling. The bad news is there are more composite materials that are difficult to recycle.

**Resources** – “Metro Construction Industry Recycling Toolkit” is available on-line or hardcopy ordered at (503) 234-3000. It contains a directory of recyclers, example projects and sample documents.

Metro Regional Environmental Management:

[www.metro-region.org/toolkit](http://www.metro-region.org/toolkit)

Waste spec: [www.tjcog.dst.nc.us/cdwaste.htm#wastespec](http://www.tjcog.dst.nc.us/cdwaste.htm#wastespec)

City of Portland G/rated Program: [www.green-rated.org](http://www.green-rated.org) and [www.sustainableportland.org](http://www.sustainableportland.org)

US Green Building Council: [www.usgbc.org](http://www.usgbc.org)

NW Ecobuilding Guild: [www.ecobuilding.org](http://www.ecobuilding.org)

Green Building, A Primer for Builders, Consumers and Realtors: [www.nrg-builder.com/greenbld.htm](http://www.nrg-builder.com/greenbld.htm)

Environmental Building News: [www.ebuild.com/](http://www.ebuild.com/)

Sustainable Building Sources: [www.greenbuilder.com/general/building\\_sources.html](http://www.greenbuilder.com/general/building_sources.html)

Certified Forest Products Council: [www.certifiedwood.org](http://www.certifiedwood.org)

**Bring it All Home at the Office** – Check out the “Top Ten Business Resolutions” by following Portland OSD home site (above) to “Commercial Programs” to “Recycle at Work” to “2005 List”.

# PERKY'S NOTES

By: Perky Kilbourn, CSI



Perky's first note is the connecting of two news articles:

The first article is from the Market Place Section of the Tuesday, January 4, 2005 issue of The Wall Street Journal. It is an article entitled "What Did the Animals Know and When Did They Know It?"

The second article is from the Research Vision Section of the December 20, 2004 issue of The Scientist. It is an article entitled "Does Your Dog Understand You?"

The first article discusses the fact there were several reports of wild animals running to higher ground before the tsunami hit. The article also states that on the island of Phuket, hundreds of street-savvy stray dogs were caught unaware and some dogs had to be chased inland by the Thais.

The second article discusses psychological similarities between humans and dogs. Dogs are good at understanding someone else's point of view. There are many documentations of dogs saving people. Similarly horses can be trained to help humans. One example I know about is the non-profit organization: "Horses, Adaptive Riding Institute" which helps physically and/or mentally challenged people ride horses on cross country trips..

So what am I trying to show?

There may be a two fold distribution of animals. Those animals which are in fact "wild" and live in an awareness with nature versus those that are somewhat to completely "domesticated" and respond to humans rather than nature. These "domesticated" animals didn't know the tsunami was coming while the "wild" animals knew the tsunami was coming. When I was a girl in Junior High School, my dog didn't know an earthquake was coming. He was awoken by the earthquake, so he backed up against my mother's legs and went "woof" at the room in general.

Perky's Second Note:

The December 2004 issue of ARCHITECTURE had an article "Pro Pro Bono" by Duo Dickinson. Dickinson started his article with the statement that

"Architects often aspire to have the recognition – and pay – of the other licensed professions: law, medicine, engineering."

Dickinson then reported on his architectural practice which has a

"... demographic kaleidoscope of clients ranging from the very rich to the poorest of the poor."

Dickinson presented the concept that architects should do pro bono work if at all possible. Apparently he is not alone and again quoting from his article

"And now a group of architects in San Francisco, Public Architecture, offers a benchmark – "The One-Percent Solution" – proposing that all architectural professionals dedicate 20 hours per year to 'work in the public interest'."

I agree with Dickinson that if at all possible you should dedicate at least 20 hours per year to "work in the public interest" or to help others. I do it through the National Society for Women in Chemistry by sending books and certificates to students with the best projects in Chemistry at approximately 30 Science Fairs around the United States. I also judge projects in Microbiology at the local Science Fair and help students at Benson High School with their Science Fair Projects. I insist that the students at Benson High School not have any Science Fair Projects in Microbiology so I will not have to disqualify myself as a judge. It is fun because the students at Benson High School are doing their projects (on their own time) either before or after school hours.

Perky's Third Note:

In the January, 2005 issue of The Construction Specifier, was an article entitled "Understanding the Green Market" by Jerry Yudelson, PE, MBA. On page 53, of this article, was a listing of the top 10 states for LEED project registration. Oregon was third with 76 projects and Washington was fourth with 74 projects. Interesting that California was first with 227 projects.

In case you don't remember - which includes me because I had to look up the acronym – LEED stands for Leadership in Energy and Environmental Design. The LEED green building rating is given to construction projects which are sustainable and meet certain criteria.

Yudelson noted that the West coast states seem to want to have LEED project registration. He suggested :

"Forecast of LEED building registration must be very region specific in the future."

In my opinion the west coast is in fact more interested in sustainability and a "greener" environment. I think buildings that are sustainable and support the environment are a good idea.

**CSI GOLF TOURNAMENT**

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***CSI GOLFERS and SPONSORS  
AUGUST 5<sup>TH</sup>, 2005  
LEWIS RIVER GOLF COURSE  
BIG THANKS to our early sponsors!!!***

*Hanset Stainless – Gold*

*Miller Paint – Gold*

*Precision Images – Gold*

*DeaMor Associates – Silver*

*Western Construction Services – Hole*

*McGraw Hill Construction Data– Hole*

*Willamette Print and Blue Print – Hole*

*Forbo Industries – Hole*

*Ford Graphics - Hole*

*Professional Roof Consultants - Hole*

*Walsh Construction - KP*

*We are schedule for the beautiful Lewis River Golf Course on August 5<sup>th</sup>, 2005 to have a wonderful day in the sun and you are all invited.*

*We had a terrific time last year and you don't want to miss this year.*

*I am taking reservation for sponsorship and teams now, please let me know right away so we can get the proper paper work to you and your spot is saved.*

*We sell out every year and we get booked early, don't get left out and spend the day at your desk when you can be spending a day in the sun, playing golf, eating well and relaxing with us.*

*Email me at [ebitterman@precisionimages.com](mailto:ebitterman@precisionimages.com) or call 360-567-2910*

# CSI JANUARY MEETING RECAP

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By: *Perky Kilbourn, CSI*

John W. Mitchell was the speaker at the joint January, 2005 Portland Chapter CSI and ASPE (American Society of Professional Estimators) meeting. Mitchell is the Chief Economist of U.S. Bancorp and also their Western Region Economist. In addition he is the principal of M&H Economic Consultants.

Mitchell's initial slide showed a graph of Revised Non-Residential Construction. It dropped to a negative 30% in Third Quarter 2001 but has come up to zero by First Quarter 2003. It has been unstable with high and low points ever since.

Mitchell saw from 2003 to November, 2004 a Construction Trend which included a percentage increase in Housing, Health Care Facilities and Lodging. While Office and Communications were down and Manufacturing, Education, Sewage and Waste Disposal, and Commercial increased slightly or held their own but Highway and Street were down slightly.

In January, 2005 Oregon is looking at a 4<sup>th</sup> year of Output Growth, an improving Labor Markets, a changing of Monetary and Fiscal Policy, a weakening of the Currency and Implicit becomes Explicit on Entitlements or to put it another way – we are in a countdown mode until the first “Baby Boomers” retire, and finally “Energy Shock Over?” This is anybody's guess.

The job growth has been steady in Oregon but Oregon is not back to its pre recession levels yet. What is different is that Oregonians do not have a large payment share of income – their debit service burden is low. There is increased employment in Professional and Business Services, Education and Health, Construction, Trade, Leisure and Hospitality, and Government.

The inflation rate has been low, so interest rates are also low and both should stay low if energy prices hold.

The Macro Issues we need to watch are:

First - the amount the government has borrowed from overseas – balance of payments.

Second - the employment and income growth are they going to continue to growth.

Third - whether there is business investment.

Fourth - “Energy Shock?”

Fifth “Terrorist Attack?”

Oregon and Portland tend to follow the rest of the country though Oregon's recovery has been slower than the national. Mitchell's specific predictions for Oregon's Construction Industry are that

First - there will be rising interest rates toward the end of the year,

Second - at least slower residential appreciation! – the housing price bubble has burst.

Third - there is no pent up demand for construction.

Fourth - the peak in 2004 will soften in 2005 (a 5 – 7% decline)

Fifth - The Late Herb Stein's Dictum will occur “If something can't go on forever it won't.”

Sixth - Non-Residential Strengthening with job growth.

The Unresolved issues for Oregonians are Oregon's Fiscal System – Hopefully Oregon's Legislature will face the challenge and suggest a solution.

Entitlement issue on the Table – what to do with payments for the Baby Boomers that retire

Sorting out measure 37 –how much will it cost.

Mitchell closed with a poem but I like his other quote better.

The Late Herb Stein's Dictum  
“If something can't go on forever it won't.”

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## NORTHWEST REGION CHAPTER MEETINGS

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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

# March 2005

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		

3/1 CSI Board Meeting  
 3/8 CSI Membership Meeting, Billy Reeds  
 3/8 **CSI Chapter Meeting,**  
*Where do the numbers come from?*  
 3/10 CSI Specifiers Share Group Meeting  
 3/24 CSI Specifiers Share Group Meeting

**Mark your Calendars!!!  
 The 2005 Portland Products  
 & Services Fair**

**May 10, 2005  
 Oregon Convention Center**

# April 2005

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

4/5 CSI Board Meeting  
 4/12 **CSI Chapter Meeting, Color!!**  
 2/12 CSI Membership Meeting, Billy Reeds  
 2/14 CSI Specifiers Share Group Meeting  
 2/28 CSI Specifiers Share Group Meeting

**Mark your Calendars!!!  
 Region Conference**

**Aug 25—27, 2005  
 Spokane WA - Doubletree**



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