



Knowledge for Creating
and Sustaining
the Built Environment

The Predicator

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Portland, Oregon 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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2205 Portland Products & Services Fair

May 10, 2005 1:00 PM to 7:00 PM

Vivian Loftness, FAIA

Productivity, Health and Environmental Benefits of High Performance Materials and Assemblies



Vivian Loftness, is an internationally renowned researcher, author and educator with over thirty years of focus on environmental design and sustainability, advanced building systems and systems integration, climate and regionalism in architecture, as well as design for performance in the workplace of the future.

Supported by a University-Building Industry Partnership, the Advanced Building Systems Integration Consortium, she is a key contributor to the development of the Intelligent Workplace - a living laboratory of commercial building innovations for performance, along with authoring a range of publications on international advances in the workplace.

She has served on five National Academy of Science panels as well as being a member of the Academy's Board on Infrastructure and the Constructed Environment, and given three Congressional testimonies on sustainable design. Her work has influenced both national policy and building projects, including the Adaptable Workplace Lab at the U.S. General Services Administration and the Laboratory for Cognition at Electricity de France.

7:00 pm - 8:30 pm, Oregon Ballroom - Admission - \$20.00 Credits: 1.5 CEU

Rob Wellington Quigley, FAIA

In Search of the Present: A Case for Enlightened Provincialism

Rob, a native Californian, served as a Peace Corps architect in Chile after his graduation from University of Utah in 1969. He has been active with his own

firm since 1974 and has earned over sixty awards for design excellence from the American Institute of Architects. He was named a fellow of the American Institute of Architects in 1991 and received the Firm Award from the AIA California Council in 1995.

Rob's work is regularly featured in local, national and international publications. Rizzoli International published an extensive hardcover monograph in June 1996.

Rob was honored as the first adjunct professor appointed to the new School of Architecture at the University of California, San Diego. He was a visiting design professor at Harvard University's Graduate School of Design in 1991, at the University of Texas at Austin in 1994, and the University of California at Berkeley in 1997 and 1998.

Current work focuses on community participation design, such as the San Diego New Main Library, and energy efficient buildings, such as San José's West Valley Branch Library. Rob's landmark Baltic Inn is considered responsible for starting the national trend in new single room occupancy hotels. 202 Island Inn, a more recent single room occupancy hotel, was selected by Time as one of the "Ten Best Designs of 1992" and received a national AIA Honor Award. Recent honors focus on the firm's work with sustainable design.



PRESIDENT'S MESSAGE

By Cherie McNabb, CSI, CDT



May has arrived.. And so has the Annual Portland Products and Services Fair.

Date: Tuesday, May 10, 2005

Place: Oregon Convention Center

Time: 1:00 pm until 7:00 pm.

WE WILL SEE YOU THERE!!!!

RIGHT!

We will start of the fair by opening up the exhibit hall at 1:00 pm. We have over 120 vendors will be exhibiting new and exciting products and services for you to walk through until 7:00 pm. The exhibit hall is no cost to you. FREE!

We also have opportunities for you to earn a few credits. Beginning at 1:30 pm is our first seminar.

Rick Heiserman of Ankrom Moisan will be presenting MasterFormat 2004. This is something that is in all our futures and I highly recommend this seminar. The cost of this class is \$10.00 and yes this includes 1.5 CEU.

We are lucky to offer not just one keynote speaker but two top Speakers. Both speakers will offer Learning Units as well.

Rob Wellington Quigley's topic is In Search of the Present: A case for Enlightened Provincialism. He will begin at 3:30 pm and the cost will be \$20.00.

Vivian Loftness will begin at 7:00 pm. She will be addressing the productivity, health and environmental benefits of using high performance materials and assemblies in buildings. Cost \$20.00.

Buy all three seminars and get a discount. Give Jane a call.

You will also have the opportunity to win prizes throughout the day and a weekend at a local resort. To be qualified for the weekend getaway you will need to get 30 signatures on the bingo card from the vendors and turn it into the CSI booth # 12. Good Luck. If you have questions on attending the fair email jane@portlandcsi.org or call her at 503-805-2500. Check out the website too www.portlandcsi.org

We do recommend that you pre-register even if you are only attending the exhibit floor. Pre-registration will assure your name badge will be waiting for you at the registration counter. This will speed up your entrance into the seminars and exhibit floor. You should have your invitation by now. If you have not received it please give Jane a call or go to the website.

June is going to bring us a great Tour and Awards Dinner.

June 14th we are offering a tour into the Wapato Jail. This will be an opportunity many of us may never otherwise experience. I so look forward to this event. Along with the tour we will be honoring our volunteers in the Portland Chapter CSI.

Registration information will be in the June issue of The Predicator. We look forward to seeing you at this tour and awards gala.

Golf: Date is August 5th at Lewis River Golf Course, Woodland, WA. Info: ebitterman@precisionimages.com

One additional note: CSI membership dues will be increasing for new enrollment forms received after May 1, 2005. Renewal dues will increase beginning July 1, 2005. Just make a note of it. Dues amounts will be included in the next issue of The Predicator.

map of convention center Hall A

PERKY'S NOTES

By: *Perky Kilbourn, CSI*



Perky's Note #1

The Environmental Defense recently published a discussion of Eight Myths about Global Warming. They are as follows;

The science of global warming is uncertain – not really – the debate is over the amount of warming not whether warming will occur.

The warming in the past century has been caused by natural factors

such as changes in sunlight, not by the increase in greenhouse gases from human activities – natural factors alone can not explain the warming observed in the last 30 years or so.

Recent extremes weather events such as the European heat waves during the summer of 2003 are purely random events and have no link to climate change. - the global average temperature has definitely increased significantly over the past century.

Satellite and surface observations disagree as to the magnitude of the warming over the past two decades. – the difference between climate models and satellite measurement is decreasing.

The warming observed for the past century has been caused by urbanization (urban heat island effect), not greenhouse gases. – it has yet to be determined if urbanization effects global and regional temperature trends.

Capping greenhouse gas emission will cost jobs and stifle the economy. – the emission target; the timing for reduction and the means of implementation will effect the greenhouse gas reduction program especially for inefficient, highly polluting businesses.

Society can easily adapt to climate change – and may even benefit from it. – the prevailing view suggests that negative effective may be more significant than the positives effective.

U.S. action is to curb warming won't make much difference without simultaneous commitments by countries in the developing world. – The U.S. should assume responsibility for the effect the actions of the U.S. has on global warming and how the actions will be interpreted by the developing world.

Note #2

Answers to these “Myths” may be provided by future generations such as some of the High School Students with Science Fair Projects at the Intel Northwest Science Expo. problems may occur because

First students don't change from studying their subject matters because of career requirements rather because of intellectual appeal, academic adventure, excitement and curiosity.

Second teaching teachers to teach is important. Teachers should encourage curiosity, excitement and experimentation in their students.

Third is that critical thinking needs to be encouraged in science classes.

Note #3

One of the organizations Lee and I support is Union of Concerned Scientists. It is suggesting Water-Wise lawns – that is planting trees, shrubs and perennial flowers and low-growing ground cover rather than an unbroken sea of grass.

Note #4

According to AARP there is a “hidden epidemic” of older drug addicts. The most commonly abused drug is probably alcohol. Older patients may become addicted to prescription and non-prescription pain killers. are increasingly significant – especially among older individuals.

Note #5

The Mary Alice Hutchins FCSI, and FAIA Scholarships are going to be awarded again this year. The names and accomplishments of the winners will be announced

MASTERFORMAT DIVISION TITLES

PORTLAND PRODUCTS & SERVICES FAIR SPEAKERS

Vivian Loftness, FAIA

Productivity, Health and Environmental Benefits of High Performance Materials and Assemblies



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3:30 pm – 5:00 pm, Oregon Ballroom Admission - \$20.00 Credits: 1.5 CEU



Richard Heiserman, CSI, CCCA, AIA

Introduction to MasterFormat - 2004



MasterFormat is the organizational standard for specifications - the written instructions for construction to include virtually all commercial and institutional building projects. MasterFormat 2004 Edition is the most significant revision of MasterFormat in its 40 year history and addresses the needs and requirements for all stakeholders: Building Owners, Architects, Facility Managers, Contractors and Specifiers. Richard Heiserman is a licensed Architect for Ankom Moisan Associated Architects. He has a Bachelor of Architecture Degree from the University of Oregon and has over 25 years experience in the construction industry. He has been a member of Construction Specifications Institute since 1986 and is currently serving on the Institute Board of Directors representing the Northwest Region.

1:30 pm – 3:00 pm, Room A105– 106 Admission - \$10.00 Credits: 1.5 CEU

CSI MARCH MEETING RECAP

By: Perky Kilbourn, CSI

Budget vs. Reality: Where do the numbers come from?

Moderator Joe Bolkovatz started by asking members of the panel to introduce themselves. Joe started the discussion by asking

“Who are Independent Estimators and how are they involved in the construction community?”

Independent Estimators can be private firms providing budget and estimating assistance to the building community. These private Independent Estimating Firms can be either local or national firms. Small architectural firms may use Independent Estimating Firms or there can be in-house budget estimating in larger architectural firms. General Contractors may also have estimating and budget professionals.

Budget Reliability – overcoming all Unknowns.

Independent Estimators work with architects to help architects control costs as their project evolves. General Contractors like it if they are brought in early on design-bid-build projects. One of the estimators said he did work for banks, publishes manuals and performed quantity take offs for 3D care. They all agreed they wanted to get involved as early as possible. If there is something unique in the design then the owner will want to know what it will cost. It depends on what the unique design is and the quality of the project. It depends on whether the client wants a high-end condominium or a retirement home for middle-income clients. Another issue is if there are any special site conditions or requirements, which should be identified.

There has been inflation in the last three years at 5 to 6% versus 9.9% average across the country. Inflation had really been level in 2000 and 2001. Timing is everything. When there is a lot of empty space – when starting a development there is no problem with storing supplies on site. When it is infill on a site with existing structures then storing of supplies can be a problem and needs to be included in the estimate. You need to be sure you know what you have before you start. For example, the bidding on schools is different now than it used to be. Now many schools have several small buildings on a campus while previously there would be one multistory building. Estimators often start by determining the cost per square foot.

What is important to the owner? Which will make a difference? Is the owner interested in life cycle costing or only initial cost? Outline specifications help estimators as well as an understanding of codes and how they affect design. For example, the number of required fire rated doors. LEED™ certification is becoming more important but often adds to initial cost. A realistic cost of a building is needed so there will not be any surprises later on during construction. That is, the documents need to be clear about what is included in a bid. It may create a problem if there is an under estimate of cost of something. For example in a bid for private work the contractor may not have realized street improvements needed to be included in the estimate.

Inflation is a problem. Market factors and material availability are unpredictable. Where are the materials coming from? Relationship between USA dollars and Euro dollars may affect costs. As US dollars drop the oil price changes which affects the estimate. Subcontractors need to understand the marketplace.

The third general topic was “Contingencies”

What is it and how is it used? The Owner’s contingency include change orders. The owner wants to get everything nailed down. The job or project may have unknown contingencies. Something comes up which was not anticipated. This becomes a problem to solve. Usually allow 4% to 7% for the unexpected.

The contractors’ contingency is adjusted if the contractor is brought in early on the job. Then they are better able to handle the items that had not previously been expected, and the project can be kept moving. Often the first drawings are made on a cocktail napkin and 15% contingency is appropriate. If it is based on schematic design, it can be 10%. Later it gets down to 4% contingency.

The more details there are the more assumptions are made so it is a better estimate. Usually you want to make sure budget is correct.

Questions and Answers: – What about Value Engineering?

Whose responsibility is it? Value analysis and cost reduction: Scope reduction may get the project back on budget. Do not wait until it is too late to correct scope without a lot of effort. On public bids, it may help if the contract is awarded early. The Estimator gives a second point of view and helps the team with budgeting. Need to make sure the team can predict what budget is doing.

What is the cause of bid day surprises? Bidders cannot always predict what is going to happen after the bids are opened. There may be changes that may cost more. Liquidated damages are a problem. Many times, there has been no review of documents until the day of the bid; including review of the proposed agreement. Then the bidder must get their legal staff involved to be sure they are not getting taken advantage of.

The final question was whether owners should hold to the announced budget. Once a budget is established, it needs to be maintained.

JUNE AWARD DINNER

On June 14th CSI continues the tradition of a project tour, dinner and recognition of CSI members. This year the tour and dinner will be at the Wapato Correctional Facility in North Portland. (“Wapato” is the Native American word for potato). Representatives from KMD, Glumac, Walker Macy, Hoffman Construction and the Multnomah County Sheriff’s Office will guide us on a tour of the jail – an opportunity most of us wouldn’t have without the orange jumpsuits! A catered dinner will follow the tour.

Many CSI members tirelessly contribute to the success of the chapter. Our June meeting provides a venue to recognize them and express our gratitude. This is Cherie McNabb’s last meeting as CSI president. Dennet Latham is the president-elect. See you there!

THE CONTACTS

PORTLAND OFFICERS & DIRECTORS

President

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

President Elect

Dennet Latham, CSI, CCS, AIA503-723-3998
CH2M Hill - IDC

Immediate Past President

Jim Wilson, CSI, CCS, AIA.....503-222-1917
SRG Partnership Inc.

Secretary

Doug Allen, CSI.....360-263-0049
Door Security Solutions Pacific NW

Treasurer

Dennet Latham, CSI, CCS, AIA.....503-423-3998
CH2M Hill - IDC

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

David Roggenkamp, CSI, PE.....360-573-4545
Roggenkamp Erickson & Associates

Director, Professional 2004-2006

Russ Pitkin, CSI, AIA.....503-274-5432
LSW Architects, PC

Director, Professional 2003-2005

Ray Totten, CSI, CCS, AIA503-635-4425
Architects Barrentine Bates Lee

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, Industry 2003-2005

Denise Carpenter, CSI..... 503-720-3005
T & A Supply

COMMITTEE LEADERS

Awards

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

By-Laws

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

Certification

Ray Totten, CSI, CCS, AIA503-635-4425

Editor

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

Education

Dave Roggenkamp, CSI.....360-573-4545

Continuing Education

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

Golf Tournament - Co-Chairs

John Armstrong, CSI.....503-579-2477
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

Products & Services Fair - Co-Chairs

Cornelia Gibson, CSI, CDT.....503-624-7444
Ellen Onstad, CSI, CDT.....503-225-0361

Programs - Co-Chairs

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

Publicity

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

Specifiers Share Group & Technical

Fred Herbold, CSI, CCS.....503-445-7389
Isaac Tevet, CSI, AIA.....503-222-1661

Student Affiliate

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

Webmaster

Jane Phifer, CSI503-805-2500

Portland Website
www.portlandcsi.org

INSTITUTE DIRECTORS

2004-2007

Tom Dienes, CSI, 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.org

REGION COMMITTEES

Academic Liaison

Jeffrey Callahan, CSI, CCCA.....907-786-6425

Awards

John Lape, FSCI, CCS, AIA.....509-624-5600

Certification

Brian Keil, CSI, CCPR206-763-0300

Education

Perry White, CSI, CDT.....360-570-0504

Electronic Communications

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

Membership

Lee Kilbourn, FCSI, CCS, FAIA.....503-417-4400

Planning

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

Publications

Bob Kenworthy, FCSI, CCS, CCCA...253-931-4826

Technical

Marc Chavez, RA, CSI, CCS.....206-622-9450

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

May 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				

5/3 CSI Board Meeting
 5/10 CSI Membership Meeting, Billy Reeds
 5/10 **CSI Chapter Meeting,**
Portland Products & Services Fair
 5/12 CSI Specifiers Share Group Meeting
 5/26 CSI Specifiers Share Group Meeting

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

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

June 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		

6/7 CSI Board Meeting
 6/9 CSI Specifiers Share Group Meeting
 6/14 CSI Membership Meeting, Billy Reeds
 6/14 **CSI Chapter Meeting, Wapito Tour & Awards**
 6/23 CSI Specifiers Share Group Meeting



Portland Chapter CSI
 PO Box 5116
 Salem, OR 97304

