

the predicator



volume 22, number 1 construction specifications institute, portland chapter

september, 1982

president's column

By Don Eggleston

If there is one thing that those of us in the construction industry can be sure will happen, it is change. This year for the Portland Chapter of the Construction Specifications Institute changes are and will be occurring. The changes I am referring to are a new way of providing services to you, the members; a new Board; deciding on a new meeting location; changes in *The Predicator*; changes in the educational and technical document programs offered for the Chapters through the Institute; and finally the theme of the Portland Chapter hosted CSI Region 83 Conference, "Change and Survival."

As of the first part of August, CSI is no longer associated with the American Institute of Architects for our secretarial, reception and mailing service. The AIA is moving to a new location and they felt that initially they did not want CSI using their secretarial and reception services during the first year in their new location. However, we are hopefully going to be able to hold our monthly Board meetings in the new space starting in October. For this year the phone number for CSI is 232-4051, and the mailing address is c/o D.E.L. Distributing, 35 N.E. 17th Avenue, Portland, Oregon 97232.

With the new year we also have a new Board of Directors on which I have the privilege of serving as President. During this upcoming fall, the Board and I will be working to renew memberships, attract more members, and work to get more of you members involved in Portland Chapter activities through committees.

After trying different locations for our monthly meetings, we have decided to have the meetings at Osbeck's Rose Manor Inn. Our first meeting is scheduled for Tuesday, September 14, 1982, featuring the Governor of Oregon, the Honorable Victor Atiyeh. Bruce Townsend and Dick Gira, the co-chairmen for Programs, have been busy at work preparing interesting and stimulating programs for the year.

The Predicator, as you have probably noticed, has undergone some minor changes. In an effort to make *The Predicator* self-supporting, the Board authorized Janet Styner, Editor, poetic license to make changes

in the method of producing *The Predicator* and in generating more advertisements without sacrificing the quality of what is written and passed onto the members.

There will also be changes that we will be discussing in future articles related to the new educational programs and technical documents that the chapter will become involved with in the upcoming year. The year will wind up with our chapter hosting the Northwest Region 83 Conference at Rippling River and our Products Fair.

As I stated initially in this article, the theme for the Northwest Region 83 Conference is "Change and Survival," which given the economic situation with which we are all faced, should be very appropriate. Change will certainly be with the Portland Chapter of the Construction Specifications Institute this year.

Chapter Meeting

DATE: Tuesday, September 14, 1982

PLACE: Osbeck's Rose Manor Inn
S.E. Holgate & McLaughlin

TIME: 5:30 Social
6:30 Dinner
7:30 Program

RESERVATIONS: Call Janet at 232-4051 by Monday, September 13, 12:00 Noon.

Our honored guest will be Oregon's Governor, the Honorable Victor Atiyeh.

Born February 20, 1923, in Portland Oregon, Governor Atiyeh attended Portland's Washington High School and the University of Oregon in Eugene. A standout football lineman in both high school and college, Atiyeh turned down an offer to play professional football with the Green Bay Packers to help run Atiyeh Brothers, a family rug business in Portland started in 1900 by his father and uncle.

He worked for the family business from childhood until becoming governor, when he resigned as president of the corporation. He continues to serve on the board of directors of the firm.

(please turn to page 2)

BS by KS

Basic Specs By Ken Searl

Years ago a performance bond meant exactly what the words indicated, or that the project would be completed as outlined or contracted for even if the contractor went broke and was unable to continue. In its truest sense it simply meant that a performance bond was a completion bond. It is noted that surety companies do not always recognize the word completion, sort of like the word discrepancy is not in an architect's vocabulary.

Under today's construction climate a performance bond does not necessarily mean the project will be completed. Performance bonds written today simply mean one of two things will occur: Bonding company may elect to complete the project or may pay the owner a sum not to exceed the amount the bond is written for, so in some cases the fact that an owner has a performance bond may or may not get the project completed without additional charges being paid by the owner.

Under AIA Document A201, General Conditions of the Contract for Construction, 1976 edition, used in many contracts, Article 7.5, Performance Bond and Labor and Material Bond, states the following: "7.5.1 The Owner shall have the right to require the Contractor to furnish bonds covering the faithful performance of the contract and the payment of all obligations arising thereunder if and as required in the bidding documents or in the contract documents.

In most, or at least many instances, these bonds are required and specified under Supplementary Conditions. Many of us for years have been routinely requesting this type of protection to an owner unless requested otherwise. We probably thought that in so specifying we were completely protecting our client, the owner. Up until now the question was never asked because it seemed as obvious as a policeman on the corner when you ran a red light. The question is just what protection do these bonds really give an owner? From past experience years ago, involving a \$27,000 general construction contract, the contractor threw in the towel, the bonding company took over, hired another contractor and completed the project, costing them

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Chapter Meeting

(continued from page 1)

Governor Atiyeh's parents both immigrated to this country from Syria, his father before the turn of the century.

For 20 years prior to becoming governor, Atiyeh served the residents of Washington County as a member of the Oregon Legislature. He was elected to a total of three terms in the House and four terms in the Senate. He resigned his Senate seat prior to being sworn in as Oregon's 32nd governor. Governor Atiyeh's service as a lawmaker is the longest legislative tenure of any governor in the history of Oregon.

Governor Atiyeh is chairman of an Education Commission of the States' National Task Force on Indian Education. His positions in the National Governors' Association include serving as Vice Chairman of the Committee on Natural Resources and Environmental Management and as a member of the International Trade and Foreign Relations Committee. He is a member of the Republican Governors' Association Finance Committee and is also liaison between the Western Governors' Conference and the Western Interstate Commission for Higher Education (WICHE) on matters affecting higher education in the 13 western states.

The governor is an active antique gun collector, fly fisherman, and golfer.

Please come and hear what the Governor has to say concerning the States' economy and what we as professionals can do to bolster that economy.

BS by KS

(continued from page 1)

payment bonds were specified all was as secure as the Rock of Gibraltar.

Several months ago all this changed in our office under a phased project with many contracts. One bidder on one phase entered a low bid in the \$30,000 range, signed the contract, then later defaulted. The bonding company was called upon to complete the contract but lo and behold, they would not do it because they felt it was impossible to do the contract with the amount of money bid for this phase of the project which they plainly stated and so do the bonds, that total liability cannot exceed total contract amount. The owner then called for new approximately \$4,000. For years after this experience I went along with a lulled feeling that if performance and

bids with the lowest bid received being approximately \$25,000 higher. The owner did not lose any money under this situation but what became a crisis was due to this being a landscaping contract and because of the area's climate, it had to be done the following spring which wasn't what the owner wanted. If the original bidder had immediately withdrawn when the owner offered this possibility or the bonding company had gone ahead the work would have been done before cold weather arrived.

How many of you have actually taken the time to read an actual project performance bond? Following is a copy of a performance bond taken from one of our recent projects:

"NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION is such that, if Contractor shall promptly and faithfully perform said Contract, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

"The surety hereby waives notice of any alteration or extension of time made by the Owner.

"Whenever Contractor shall be, and declared by Owner to be in default under the Contract, the Owner having performed Owner's obligations thereunder, the Surety may promptly remedy the default, or shall promptly

- 1) Complete the Contract in accordance with its terms and conditions, or
- 2) Obtain a bid or bids for completing the Contract in accordance with its terms and conditions, and upon determination by Surety of the lowest responsible bidder, or, if the Owner elects, upon determination by the Owner and the Surety jointly of the lowest responsible bidder, arrange for a contract between such bidder and Owner, and make available as Work progresses (even though there should be a default or a succession of defaults under the contract or contracts of completion arranged under this paragraph) sufficient funds to pay the cost of completion less the balance of the contract price; but not exceeding, including other costs and damages for which the Surety may be liable hereunder, the amount set forth in the first paragraph hereof. The term "balance of the contract price," as used in this paragraph, shall mean the total amount payable by Owner to Contractor under the Contract and any amendments thereto, less the amount properly paid by Owner to Contractor.

"Any suit under this bond must be

instituted before the expiration of two (2) years from the date on which final payment under the Contract falls due.

"No right of action shall accrue on this bond to or for the use of any person or corporation other than the Owner named herein or the heirs, executors, administrators or successors of the Owner."

Please note their items 1) and 2) and it is also stated there is a two-year expiration date.

This particular bond has a statement on the first page that states: "Approved by the American Institute of Architects AIA Document No. A311, February 1970 Edition." I do recommend that the bidding documents require that all bonds of this type meet this requirement.

I think what has lulled many of us to sleep over the years is that a performance bond appears to be a cure-all by the statement many of us put in the Supplementary Conditions as follows:

"Paragraph 7.5 Performance Bond and Labor and Material Payment Bond, subparagraph 7.5.1, amend as follows: Secure and pay for an Owner's Performance Bond and Labor and Material Bond with performance and payment clauses in an amount of 100% of contract sum issued by a bonding company licensed to do business within the state where the project is located."

The words "100% of contract sum" gives us a feeling of security that the project will get completed but if you look again, it simply states "100% of contract sum" which doesn't always mean the project will be completed under a performance bond.

One thing I want to amplify at this point is when we talk about performance bonds we usually mean two bonds, one performance and one for labor and material bond. The latter normally covers payment to suppliers and subcontractors and any liens that may be filed against the project in the event the contractor is unable to pay. In most labor and material bonds there is a ninety-day period after payment is due before the claimant may commence any suit or action and then only under certain conditions and there is a one-year expiration date after the contractor ceases work on said contract. It is important that both these bonds be written because I recall having received only the performance bond on occasion, so be sure you get what is specified.

In working with contract documents for many years several items have

(please turn to page 3)

BS by KS

Basic Specs By Ken Searl

(continued from page 2)

come to light. Some owners always put the performance bonds in an alternate so that they may exercise this option if they feel the low bidder is slightly shaky or with an unknown track record. What I found out owners don't tell is that some use this method to find out just how much bonding companies are charging each bidder. It seems that the more solvent contractors and those with good track records are charged less for the performance bonds than certain other bidders. This definitely confirms that there isn't always a black or white clear-cut case; sometimes it is gray or another color.

I hope all the above information has been of some help and enlightenment to you, the reader. I guess the moral of this article is when one is working with construction contracts do not take anything for granted and continually update your information.

Board of Directors Minutes

June 1, 1982

PRESENT: Cristal Arnold, Ivan McCormick, Don Eggleston, Betty Sherman, Ken Searl, Les Seeley, Bob Strickler, Janet Styner, Lee Kilbourn, Jim Davidson, and Bill Merritt.

The minutes of May 4, 1982 were reviewed. Cristal Arnold pointed out that the Nominating Committee report had the Professional and Industry Director columns mixed up. The correction was noted. The minutes were approved by the Board.

Betty Sherman presented the Treasurer's Report. The Products Fair did very well this year. Only one more outstanding bill to pay to Peter Corvallis Productions.

The books will be turned over to a CPA at the fiscal year end for review.

The CDIC account proved very profitable to CSI this year. Sherman recommended that we maintain that account as savings.

A budget for 1982-1983 should be ready for review by mid-July.

Cristal Arnold presented a resolution that Gordon Todd and Robert Burns

be recommended to the Institute for retired status. The retired status requires only \$12.00 per year to stay on the mailing list for the Institute.

Bob Strickler moved that the resolution be accepted. Ivan McCormick seconded the motion. Passed unanimously.

The Substitution Request Form will be revised to fit into a typewriter's spacing. Lee Kilbourn volunteered to look over the original copy.

Ken Searl announced that the AGC/CSI/AIA Joint Committee has made its final presentation of the Change Order Procedures that it has been working on this past year.

The meeting was adjourned at 1:15 p.m.

Respectfully submitted,

Cristal Arnold, Secretary
Janet H. Styner, Recording Secretary

construction tips

This memo was received after the last issue of *The Predicator* was mailed in June, 1982. We felt that the information was still timely, so here it is.

June 10, 1982

MEMO: Architectural Profession and/or others in the Construction Industry

RE: Shop Drawings as they Pertain to Wall & Ceiling Interior Work

The Northwest wall and ceiling contractors recommend and strongly urge that any and all drawings with regard to interior wall and ceiling work be completely prepared by architects and/or engineers and that no additional design work be required from the contractors.

Specifications and details should not require contractors to submit shop drawings or any other engineering details with regard to how the interior wall and ceiling work should be designed.

If seismic conditions are required for suspended ceilings, if engineering is required for load bearing or non-load bearing interior wall partitions or if any other form of interior metal stud framing, lathing or suspended ceiling work design criteria is required, it will be the responsibility of the architects and engineers to show exactly how they want the assembly

to be built, and they shall provide specific detailed specifications. It will be the responsibility of the contractor to see that it is built per his requirements.

We are the builders; we are not the designers. Thus, if you would please forward this memo to your association newsletter and discuss it at your meeting, it will be greatly appreciated.

Sincerely,

Robert C. Drury, Director
NORTHWEST LATH & PLASTER BUREAU, INC.

coming attractions

The following is a tentative schedule of this years programs, due to the hard work of both Bruce Townsend and Richard Gira.

September 14, 1982

Governor Victor Atiyeh

October 12, 1982

American Hot Dip Galvanizers Association, Inc.
Represented by Mr. Bill Hart

November 9, 1982

Licensing of Contractors-Lien Laws-Construction Legislation--Speaker, Elaine Westley - Department of Commerce, Salem, Oregon

December 14, 1982

Christmas Party

January 11, 1983

Lighting - Presented by Mr. Marv Kaplan of Litolier

February 8, 1983

A film on the fire at the MGM Grand will be shown -- the State Fire Marshal will be one of the speakers concerning fire safety.

March 8, 1983

"Bitch" Night

April 12, 1983

"Forming Concrete" Presented by Mr. Arnold Kupker of Nox-Crete.

May 10, 1983

Representatives from the Portland Development Commission.

June 14, 1983

Year End Party

With the exception of December and June, all meetings will be held at Osbeck's Rose Manor Inn, 4534 S.E. McLaughlin, Portland, Oregon.

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the predicator



volume 22, number 2 construction specifications institute, portland chapter

october, 1982

president's column

By Don Eggleston

This month I would like to discuss something that our firm has been involved in recently rather than updating you with information about the Chapter. The topic falls under the "why is it" category of our business.

Our firm, like most architectural firms, researches materials that we plan to use on a project and then specify specific materials or products for that project. Depending upon the material or project, it is also reviewed and approved by the owner and until approved, is not written into the specifications.

During the bidding period, approvals may be submitted for review against the specified product. We even use the Portland Chapter Substitution Request Form for those requesting substitution to the specified material or product.

During the bidding period, we again spend considerable time to research the submitted substitution request to determine if it meets the specific material or product that was originally specified for that project. If, in our opinion, the request is valid, we issue an approval in the addendums.

With all this meticulous work, why is it that products that do not have approval for the project wind up being submitted during shop drawings or installed on the project? Why is it that contractor's or subcontractor's during the hectic times of putting the bid together, do not bother to check the specification and the addendums to see if the low figure is the specified product or approved product? Why is it that until the contractor is told that the material or product he submitted will not be accepted on the project does everyone realize that the architect wants that specific material or product? Why is it that the contractor then gets extremely defensive knowing he is going to have to absorb the cost difference between the specified product and what he accepted during bidding?

It has been said many times to say what you mean when you write

specifications and mean what you say. The owner of the project pays to have the approved specific material or product for the project and that is what we intend to see happen. So why is it no one believes us until it costs them something?

If anyone cares to agree or disagree, please let me know. Maybe this could be discussed at our "bitch night program" next spring.

Chapter Meeting

PLACE: Osbeck's Rose Manor Inn

DATE: Tuesday, October 12, 1982

TIME: 5:30 Social
6:30 Dinner
7:30 Meeting

COST: \$9.00 per person
Guests and Spouses welcome.

RESERVATIONS: Call Janet at
232-4051, by noon
Monday, October 11.

PROGRAM: Bill Hart, Regional
Marketing Director of the
AMERICAN HOT DIP GALVANIZERS
ASSOCIATION, INC.

Mr. Hart will show a movie on the process of hot dip galvanizing and why it should be used. Following the movie and discussion and question/answer period will be held.

tabletops

The topic for the October meeting will cover galvanizing and zinc coatings. Any member of CSI interested in displaying products associated with the above topic can contact Gary Zagelow at 655-7166.

A D V E R T I S I N G???

Call Janet at 232-4051

BS by KS

Basic Specs By Ken Searl

First, a note of apology for a slight "snipping" error last month in the BS by KS column. It will be reprinted at a future date as space allows.

For many years Finish Hardware has usually been installed by Carpenters under the Carpentry section of the specifications. Many specifiers refer the installation to the Carpentry section in Part 3 of the Finish Hardware section. In recent years I have specified this installation in the Finish Hardware section where I feel it belongs. If the Contractor wants carpenters to do the installation they can read installation instruction just as easy in the Finish Hardware section.

At the risk of getting the carpenters hot on my trail just why do the carpenters have to do this type of installation? Some carpenters do a poor job. Much of the newer hardware is intricate and a lot of electronic hardware is making the scene.

On a recent project, quite a bit of hardware was installed improperly causing not only poor operation with doors not closing properly leaving the building and various rooms with a security problem. I was informed by the installer that the main problem was the hardware installed was a junk type and that was all that could be expected. Well I guess you know this brought forth a few snorts and certain but not too bland statements from me because specified hardware was the finest available and operates quite well in other locations. I find more and more of this attitude in recent months and by now you are probably asking what can be done about this problem.

It seems to me in our modern age of specialists, that either a specialist with the proper expertise do the installations or train existing employees, carpenters or otherwise. I understand the Door and Hardware Institute holds classes and seminars for General Contractors employees to instruct them in the art of proper hardware installation. Another solution is that the General

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BS by KS

Basic Specs By Ken Seart

(continued from page 1)

Contractor engage the services of a firm such as Wayne Dennis Enterprises to install the hardware on a fee basis.

Also while we are on the subject, it seems to me many Specifiers and Architects are in need of some classes or instructions on proper hardware specifications. Brush up courses should be offered from time to time to keep one up to date on the latest revolting developments.

One last item, I feel the time is coming and not too far in the future when finish hardware will be both furnished and installed by the same supplier. This will no doubt involve revising Union rules and other present practices and procedures.

No, I don't have a crystal ball, just my old Ouija board.

Chapter Meeting Minutes

At the first 82-83 fall meeting of Portland Chapter CSI, we were honored by having our governor speak. Don Walton gave the introduction - see the September 1982 The Predicator.

Governor Atiyeh presented his thoughts on many important issues and then opened the meeting for questions and answers.

Highlights of his speech included:

Economy - Oregon did not lead the nation into the recession - most states are in economic trouble.

Federal irresponsibility - Oregon has a more lean State Budget than other states so we are recovering at a better pace. The lean budget was obtained with major reform and creative mangement in

1. Department of Human Resources
2. Field Burning
3. Welfare System
4. Workers Compensation System.

Balancing the budget would have been more difficult if the State had not already made an effort toward better mangement.

Economic diversification - Oregon

is diversifying its economy, and more is needed. New industries are coming to Oregon but we have lost a lot of industries. Oregon is encouraging high technical industry to move to Oregon. Tourism has increased but there is room for more, so the State is advertising.

In Conclusion Atiyeh felt Oregon needs to continue a steady leadership to run government and to help people help themselves and not depend on government to do it all.

In the question and answer period several ideas occurred.

Light clean industry such as electronics, and subcontractors for electronics firms, are being encouraged to come to Oregon.

Attracting industry and people is hard because of property tax and income tax. The State needs to continue to run a tight state budget. If the taxpayers pass the 1-1/2% property tax limitation there will be problems. Another tax would probably replace the property tax if services are to be maintained.

LCDC is viewed as a whipping post. The Governor has a task force looking into LCDC to see if it is causing:

1. Increased property tax
2. Loss of business to the state

Federal Government is using 60% of available money to pay interest on the national debt; so only 40% is available to private firms. There needs to be less government spending with a balanced budget so money can be made available to people to finance homes.

Balancing the Budget should be done with care - we should spend less and do a better job, not just cut for cutting sake.

SIAF can promise that premiums will come down but not if their dividends will go up. Governor Atiyeh said he did not know if dividends would go up or come down. Using their funds was not a greater idea but the best idea available.

Timber Support is not the same as Chrysler, Railroads or New York City bailouts because the Federal Government now owns more than half the timber in Oregon. Thus the U.S. Government should help the timber companies.

The talk was well received by about 90 folks attending.

Board of Directors Minutes

September 7, 1982

PRESENT: Richard Gira, Les Seeley, Betty Sherman, Don Eggleston, Stan Carper, Ivan McCormick, Jim Davidson, Bob Strickler, Janet Styner, Bruce Townsend, Lee Kilbourn, Bill Merritt.

The minutes of the June 1, 1982 were put aside until the October 5 Board Meeting.

Ivan McCormick gave the Treasurer's report for the months of July and August 1982.

Richard Gira mentioned that he had seen in the Sunday OREGONIAN that Columbia Daily Income Company was being sued by a former employee.

The Board agreed that we should speak with Bill Merritt about the problem.

It was moved and seconded to approve the 1982-1983 budget. Passed unanimously.

Don Eggleston announced that the CSI officially severed its relationship with the AIA as of the first of August.

As of April 30, the Regional assessment to each chapter will be only on those renewed members, not the non-renewed.

Jim Davidson brought up an Industry problem concerning vinyl composition tile--moisture problems, etc. Davidson proposed an idea of a task force to do research on the problem and report back to the Chapter.

Dick Gira moved that Jim Davidson be appointed as chairman of an Ad-Hoc Committee to investigate problems relating to the Industry. That Davidson appoint a committee and get started on the Vinyl Composition tile problem, reporting back to the Board of Directors and the Chapter. Ivan McCormick seconded the motion. Passed unanimously.

Harvey Daley was discussed as a possibility for emeritus status.

Bill Merritt moved that the Chapter recommend Harvey Daley for emeritus status. Dick Gira seconded the motion. Passed unanimously.

Don Eggleston asked the Board to think about two subjects: how to get members more involved and the 1983 Region Conference.

Janet H. Styner, Secretary

Board of Director s

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Donald Eggleston	228-6444
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education committee

Now available...individual seminar packages based upon CSI's four day course "Specifications and Construction Contracts" and the two day Division 1 seminar. The Division 1 seminar covers six hours of instruction and each of the other packages are designed for a seminar of two hours duration.

Topics which are immediately available: Modes of Specifying; Organizing for the Production of the Project Manual; CSI Method of Organizing Contract Documents; Specifications Writing Principles; Project Manual Concepts; Contractual Relationships.

I would be interested in attending the following seminars:

- ___ Modes of Specifying
- ___ Organizing for the Production of the Project Manual
- ___ CSI Method of Organizing Contract Documents
- ___ Specifications Writing Principles
- ___ Project Manual Concepts
- ___ Contractual Relationships
- ___ Division 1


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Please clip this portion of the newsletter and mail it to the Chapter Office.

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CSI



CSI is moving to its new office building in Alexandria, Virginia.

On 27 September 1982 our new Address will be

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president's column

By Don Eggleston

One of the duties of the Chapter President is to write a monthly column for THE PREDICATOR, unfortunately, there is no CSI specification guide to direct what you should write about for the articles. Rather than inform you of Chapter Activities (which I will do next month), I thought I would attempt to stimulate for later discussion another subject that touches us all...bidding.

Bidding, as we all know, is the way owners obtain an offer or a proposal from general contractors to construct the project which the architect or engineer has been hired to design. Obviously, nothing new there, but there are a great number of variations on the basic principle. This basic premise also works in the market place of construction when the construction industry is going along all right, not too busy and not too slow. Therein lies the problem with bidding, it appears to me that it does not work well when the economy is at either extreme. When everyone is busy, you can't get enough bidders to make the bid competitive and when things are slow, you get too many bidders of questionable quality.

It may sound like I am worrying unnecessarily and, in a way I suppose I am, because with the increased competition, I find that everyone involved in the bidding system is cutting corners to survive in these economic times which creates more work for all of those involved with the project. But the big concern that I have, personally, is that the "good faith" that is implied in the normal bidding cycle has been replaced with bid shopping of subcontractor's figures. It seems to me that this practice is much more prevalent today than at anytime I can recall, which leads me to wonder...what is the future of bidding in the private market place.

Anyone who would like to comment about this observation is certainly welcomed and encouraged.

Chapter Meeting

DATE:
Tuesday, November 9, 1982

PLACE:
Osbecks Rose Manor Inn
S.E. Holgate & McLoughlin Blvd.

TIME:
5:30 Social
6:30 Dinner
7:15 Program

RESERVATIONS:
Call Janet at 232-4051 by Monday,
November 8, 12:00 Noon.

DEBORAH L. LOCKWOOD, Deputy Administrator, Builders Board, Department of Commerce, Salem, will speak to us about three general but related subjects:

1. The Oregon Lien Law
2. Registration of Building Contractors
3. Proposed Legislation as Authored by the Builders Board.

Following her presentation, Ms. Lockwood is prepared to answer our questions. In addition, she will specifically address, the "double pay" phenomenon whereby owners have been forced to pay twice for the same product or service; the proposed agency "recovery fund" which could affect the present-day bonding company arrangement which is now in effect; a comparison of Oregon's Contractor Qualifications/Licensing arrangements to some of the adjacent state's practices; and the Builders Board research which indicates a strong relationship between a builder's own internal management abilities and the reason some builders go out of business.

Come prepared for an enlightening presentation and armed with questions for Ms. Lockwood. The information she has to share with us can be useful to all...specification writer, contractor, architect, and home owner.

BS by KS

Basic Specs By Ken Searl

It seems some things over the years either remain static or get worse and getting a project completed is one of them. It has become

worse and has become very difficult to close out a project in a reasonable length of time. One would assume with the economy the way it is today contractors and sub-contractors would want to get a project completed and get their money so they wouldn't have to be paying a high rate of interest on borrowed money. It doesn't seem to work out that way so being an inquisitive person (even nosy perhaps) I set out to find out why.

In talking to various contractors and subcontractors some surprising items came to light. Several contractors feel that a penalty clause in the contract between them and the sub-contractor is in order to get the punch list completed. In my discussions with the sub-contractors their feeling is that there is no incentive to get punch list items completed as soon as possible because if they do complete them immediately they still don't get their money any quicker than if they took their own sweet time. Apparently this is due to retainage not being paid to the general contractor until all punch list items are completed.

This brings up the related subject of retainage. As you may know for several years I have recommended writing contracts with no retainage. I have never felt withholding money in most cases ever got the project completed any sooner. In my opinion all retainage does is cost the owner more money in the long run and does not speed up the completion of the project. It has never been fair to the sub-contractors and suppliers who complete their part of the project in the early stages of the contract and then have to wait months and months for their retainage. I note that one large branch of the Federal Government has been issuing contracts without retainage for some time now and their experience indicates no adverse effects upon completion of their projects.

One last item, many sub-contractors and suppliers state general contractors seem to be taking longer and longer to issue sub-contracts. Perhaps this is just a sign of the times. Now, you may ask, just what does this have to do with the above? Well, perhaps nothing really, just

(please turn to page 2)

BS by KS

Basic Specs By Ken Searl

(continued from page 1)

thought I would toss it out, maybe someone can tell us why it is taking longer. Another thing that appears to be happening is that bid peddling in reverse is appearing on the scene. Some sub-contractors and suppliers have been calling the general contractor shortly after the bid opening and volunteering a substantial reduction in their original quotation.

I am talking about those that were already the low bidder. I wonder how long this has been going on?

PS to BS by KS

In the president's column of the October issue of THE PREDICATOR our fearless leader asks why products that do not have approval for the project wind up being submitted during shop drawings or installed on the project. This is an easy answer, nothing ventured nothing gained is the correct adage. Believe it or not, there are specifiers and architects out there that don't say what they mean and mean what they say. One area in the state both the two lowest sub-bidders bid on products not approved and said what did I mean I wouldn't accept their product. They felt their products were just as good and their local architects would have accepted them. Believe me this attitude appears in many places and I am most happy to see our firm is not the only firm that stands by their specifications.

Board of Directors Minutes

October 5, 1982

PRESENT: Dick Gira, Ken Searl, Hunt Jones, Bob Strickler, Betty Sherman, Ivan McCormick, Janet Styner, Dennis Destefano, Stan Nelson, Jim Davidson, Bruce Townsend.

1. The minutes of June 1, 1982 and September 7, 1982 were reviewed and approved as published in THE PREDICATOR.

2. Treasurer's Report: Ivan McCormick presented the September 1982 Treasurer's Report to the Board. Bob Strickler made a motion to accept the Treasurer's Report. Hunt Jones seconded the motion. Passed.

3. Ivan McCormick reported that he had spoken with Bill Merritt concerning the law suit against

Columbia Management Corporation. Merritt feels there is no risk involved in keeping the CSI funds at Columbia Daily Income Company.

4. There was a discussion concerning participation of members and how the Board of Directors can encourage members, old and new, to become more active in the future. This discussion will be continued at the next Board of Directors meeting.

5. Dick Ebling, a Portland engineer, gave the Board of Directors some background concerning the Citizens Committee for an independent Board of Engineering Examiners. The committee objects to the way that the state licensing agency operates and wants some control over the laws in the State of Oregon governing Engineers.

The meeting was adjourned at 1:15 pm.

Respectfully submitted,

Janet H. Styner
Secretary, Portland Chapter

coming

The following TAS documents are scheduled for review and re-validation by the CSI Technical Documents Committee. To aid in their review, TDC is inviting comment from CSI members. If you have any suggested additions, deletions or revisions, the information should be sent to CSI, 601 Madison Street, Alexandria, Virginia 22314, Attn: Mr. Alan Dierksen, Manager TAS Program.

Comments need to be received by December 31, 1982.

DIVISION 15-MECHANICAL

Basic Materials and Methods

15061	Steel Pipe
15062.01	Cast Iron Soil Pipe
15062.02	Cast Iron Pressure Pipe (Gray and Ductile)
15062.03	Cast Iron (Ductile Iron) Drainage Piping
15064	Plastic Pipe

Insulation

15250	Insulation
-------	------------

Plumbing Fixtures and Trim

15456	Washfountains
-------	---------------

Power or Heat Generation

15616	Lined Prefabricated Chimneys and Stacks
-------	---

Air Distribution

15843	Nonmetallic Ductwork
-------	----------------------

DIVISION 16-ELECTRICAL

Basic Materials and Methods

16163	Distribution Panelboards
-------	--------------------------

DIVISION 2-SITWORK

Earthwork

02247	Soil Stabilization Filter Fabrics
02250	Compaction Control and Testing

Piles, Caissons and Cofferdams

02361	Wood Friction Piles
02367	Prestressed Concrete Piles

Site Improvements

02441	Underground Sprinkler Systems
02451	Guardrails

Paving and Surfacing

02514	Brick Paving
02540	Synthetic Surfacing
02541	Synthetic Grass
02576	Pavement Sealing

Piped Utility Materials and Methods

02615	Cast Iron Pipe
02621	Vitrified Clay Pipe

Railroad Work

02851	Railroad Ballasting
02854	Railroad Track Work

DIVISION 3-CONCRETE

Forms (Data Filing Only)

03158	Prefabricated Stair Forms
-------	---------------------------

A D V E R T I S I N G ???

Call Janet at 232-4051

Chapter Meeting

october, 1982

Hot Dip Galvanizing

The October meeting of the Portland Chapter of CSI was on Hot Dip Galvanizing. President-elect Dick Gira, substituted for President Eggleston, introduced Bill Hart the Regional Marketing Director of the American Hot Dip Galvanizers Association, Inc.

Bill began the program by showing a film "Think about it" which described the corrosion process, cathodic protection and various ways in which zinc can be applied to steel to provide protection.

Corrosion is nothing more than the return of metal to its oxidized state, and rust is the corrosion product. The oxidation potential of a metal determines how fast it oxidizes (rusts). A galvanic cell uses the potential difference between two oxidizing substances to create electricity. Aluminum, magnesium and zinc are galvanic anodes and will provide cathodic protection by "rusting" first, before iron (and steel). When these metals are used in an electrolyte solution like rain in cities or near the ocean, they will corrode before steel does.

Steel can also be protected by covering it with paint. Zinc paints can be sprayed on as liquid. Zinc dust will

adhere to heated iron, the material can be dipped in the paint, or steel can be electroplated.

Corrosion rates vary depending on the local air pollution. The thickness or weight of zinc coating can be measured to predict how long the coating will last.

If a combination of paint and zinc is used on steel, the combination gives a synergistic effect - that is paint plus zinc together protect steel more effectively than each taken separately.

There are lots of zinc oxide ores available to be mined; zinc can be extracted and made into ignots to be used in manufacturing processes.

The deterioration that corrosion can produce includes rebar in highways and bridges, as well as vehicles, aggravated by salt used on highways to melt the snow. On the ocean, large vessels use zinc anodes and galvanized rebars are used in concrete gas drilling platforms in the North Sea.

Bill then showed us a slide of various methods of getting zinc on surfaces and their intended use.

1. "electro"galvanizing
2. zinc plating
3. mechanical plating
4. sherardizing

5. thermal spraying
6. continuous galvanizing (sheet steel)
7. hot dip galvanizing

Hot dip galvanizing is the best for most applications, according to his criteria. He reminded the group that the first three methods result in substantially less zinc remaining on the surface, and are not recognized as "galvanizing"

The actual process includes the following steps:

1. caustic solution to clean material of greases and soluble oils.
2. rinse material
3. pickling with weak acid
4. rinse
5. flux = solution removes oxides
6. molten zinc kettle - 850 F.

At this temperature a metallurgical change occurs below the surface of the steel. When steel reaches the temperature of the zinc the chemical reaction has occurred. Steel and zinc give a series of zinc alloys - zinc-iron mixtures.

When considering use of galvanizing you should equate initial cost with life cycle costs such as maintenance.

Paint over galvanized is perhaps the best combination but sometimes with poor surface preparation the paint does not stick to the galvanized material.

He closed with the reminder, that in specifying galvanizing state both the standard and the series (thickness of zinc coating).



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Industry Member - CSI

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SUBSTITUTION REQUEST FORM REFORMATTED

Portland Chapter CSI Technical Committee received complaints about the format of the form. We hope this edition of the form is easier to use by the folks requesting substitutions.

We noted most typewriters are set at 6 lines per vertical inch.

We adjusted the lines on the form to suit this "standard" typewriter setting. Copies of this form should maintain this setting.

Most copiers do not make copies the same size as the original. To check, measure from the top line of the Form to the bottom line. It should be 9 inches.

A variable reduction copier is available to aid in maintaining this 6 line per vertical inch setting.

The best way to confirm that the copies will be useable without destroying the original is to try it, as follows:

Make a copy and store the original.

Mark the copy with a red pen.

Make a copy of the red-marked copy. The mark will probably be black on the new copy.

Compare the two copies.

If there is more than 1/16 inch difference in the distance between the top line and the bottom line on the first copy and the same lines on the second copy, send them both to us and we'll make you a new "Original" for your use.

DRAFT AVAILABLE OF PROPOSED MASTERFORMAT REVISIONS

A Letter from Institute President Terry Strong says: ... we invite your comments and suggestions on the proposed revisions to the CSI Document MP-2-1, "MASTERFORMAT - Master List of Section Titles and Numbers." This document is used extensively throughout the construction industry (1) as a guide for the organization of specifications and other information contained in Project Manuals for Construction, (2) as a format for technical data filing, and increasingly (3) as a basis for the development of construction project cost classification codes. Therefore it is important that these proposed changes receive the broadest possible dissemination for review and comment. Accordingly, CSI encourages our participation in this review.

Comments will be accepted through December 15, 1982.

It is important to note that this is not a "change for change sake". The revisions are believed to be the minimum necessary to eliminate blockages in reference numbers and provide an organization of titles that more closely reflects the practices of our industry.

The CSI Technical Documents Committee provided the following to the MASTERFORMAT Committee for this five year review and update task:

"Review Parameters"

- a. This review is for the purpose of refining the organization of the existing document (MASTERFORMAT). It is not to be perceived as a change in basic concepts.
- b. Maintain Broadscope-Narrowscope relationships.
- c. Work within the present 16 Division Format.
- d. Revisions should be limited to industry need - not personal preference, local practices, or solely for trade jurisdictional reasons.
- e. Relocation and renumbering should be held to minimum essential changes.

Primary Problem Areas

- a. Section organization and titles do not meet the needs of the engineering disciplines for other than building construction.
- b. Primary areas of concern are Divisions 2, 11, 15, and 16.
- c. "Blockages" occur in the expansion of Narrowscope titles within some Broadscope sections.
- d. Application of MASTERFORMAT as a technical product data filing system is not clear."

MAJOR CHANGES OUTLINED

DIVISION 0

The use of the term Division 0 and reference to this term has been deleted. Items listed under this part of MASTERFORMAT are referred to as "Documents" instead of "Sections" and coordinating items are identified as "Related Requirements" instead of "Related Work".

Purpose: To remove the implication that the items under this part of the MASTERFORMAT are part of the specifications but to retain the information in the MASTERFORMAT for uniformity in data filing and retrieval.

STARTING, T.A.B. AND DEMONSTRATION OF SYSTEMS

Technical procedures have been transferred to Divisions 15 and 16 as applicable. Titles have been retained in Division 1 to provide for general procedures.

Purpose: To conform to Division 1 philosophy by putting specific technical procedures and "work" items in the Division to which they apply.

BLOCKAGES OF NUMBERS AND TITLES

The concept of "Mediumscope" sections has been incorporated into the organization of MASTERFORMAT. Reference numbers have been omitted for all entries below the Mediumscope level.

Purpose: To eliminate the blocking of additional entries under Broadscope headings. To provide a 5-digit number for all items down to the level at which a specification section would usually be written. To allow flexibility for users to add narrowscope titles and number sequences to meet their specific office practices.

DATA FILING

A block of numbers have been left unassigned at the beginning of each Division and numbers have been eliminated from the lower level entries (Narrowscope and below). The final publication will visually identify those Broadscope sections that are specifically or primarily included for data filing. Those sections in this review document are "boxed" for identification.

Purpose: To improve use for data filing by allowing space for filing of general information at the beginning of each Division, by allowing flexibility in the assignment of identifying titles, numerals or letter notations below the Mediumscope level, and to aid less experienced specifiers in identifying subjects for which specifications are not usually written.

COST ACCOUNTING

Numbers XX001 to XX009 have been unassigned at the beginning of each Division.

Purpose: To provide space for general cost categories at the beginning of each Division.

BIDDING AND CONTRACT REQUIREMENTS

The term or title "Division 0" has been eliminated. The documents will retain the identifying titles of Bidding Requirements and Contract Requirements, which is in keeping with Project Manual

(please turn to page 5)

(continued from page 4)

concept. The term "Division 0" has been confusing, especially to students being introduced to the Project Manual concept. The 5-digit document numbers are being retained for filing purposes.

DIVISION 2

In Division 2, we have reacted to comment and constructive criticism from a broad spectrum of the civil engineering profession. Most of the changes were done with the thought of consolidating those broadscope sections pertaining strictly to building work and also eliminating the serious number blockage that existed in the previous editions. For those elements of Division 2 which are used exclusively in the preparation of specifications and project manuals for civil construction, the document has been expanded to make it more useful to the engineering profession. The Division has also been re-titled SITE AND CIVIL WORK.

DIVISION 13

In Division 13, a number of non-broadscope sections had previously been created. For example: the number of different special purpose rooms and buildings that had been set up as broadscope sections. These have now been placed back in their mediumslope perspective. The descriptive language supporting the broadscope sections has been expanded and made more in line with present day commercial and institutional specifying practice. The remainder of the changes were made to free number blockages and to facilitate the use of MASTERFORMAT for heavy industrial projects.

While the broadscopes remained essentially the same except as noted below, this Division was rearranged into a more logical grouping of subjects as follows:

- Potpourri of non-related special construction subjects remain as previously organized.
- Systems related to heavy civil engineering.
- Control and Instrumentation Systems.
- Solar and Wind Systems.
- Automation Systems.

13990 Minor Alterations Work has been suggested as a location for specifying those minor work items that may be associated with remodeling and restoration instead of including them in the Division 1 broadscope which is intended only for procedural items.

DIVISION 14

NOTE: Because the equipment included in this division is of an unusually complex and specialized nature, the MASTERFORMAT COMMITTEE solicits suggestions for improvement in the organization and

refinement of titles from those most familiar with specifications for such systems and equipment.

DIVISION 15

The existing Division 15, Mechanical, format has been completely revised in overall arrangement to make it more workable. The revised format will enable specifiers to write broad sections dealing only with HVAC, Plumbing, and Fire Protection, for use with smaller projects, as well as narrow or mediumslope sections for more detailed specifying to meet the requirements of larger projects. The broadscope sequence has been revised to more closely parallel actual construction sequences.

DIVISION 16

Division 16 has retained its existing overall format arrangement. Revisions are mainly internal in the various broadscope sections.

ANYWAY, Lee Kilbourn has the whole thing. It amounts to more than a hundred pages. He says he'd rather loan his copy, or have it reviewed at his office, than publish it in the pages of the predicator.

October 7, 1982

To the Editor:

This is in response to the "President's Column" in the October 1982 PREDICATOR in which Don Eggleston commented at length about the submittal of substitute products after the contract has been awarded.

This problem is not new and is usually keyed in to a lack of control within the bidding documents. The key provision which must be included in the bidding documents concerns the time when proposed substitutions must be submitted.

As stated in Chapter 11, Methods of Specifying, in the C.S.I. Manual of Practice:

"The weakest or equal specification is one containing no provision for preventing the contractor from proposing substitution after the contract award. That practice leads to additional bid shopping and pressure on the specifier to approve many substitutes. The pressures often cannot be overcome, and the specifier is often forced to accept inferior substitutes."

(Incidentally, never use the phrase

"or equal" in specifications. Use "or approved equal" or "unless otherwise approved", but never "or equal".)

If you have the proper controls built in but are still bombarded with requests for substitutions following award of the contract, there are techniques through which you can discourage such practice. Hans "Bill" Meir had some suggestions along this line in his "Spec Talk" column in the June 1975 issue of The Specifier. Bill suggests including the following provision under Section 01300, SUBMITTALS:

"Reimbursement of Architect's cost:

1. In the event substitutions are proposed to the Architect after the Contract has been awarded, the Architect will record all time used by him and by his consultants in evaluation of each such proposed substitution.
2. Whether or not the Architect approves a proposed substitution, the Contractor shall promptly upon receipt of the Architect's billing reimburse the Architect at the rate of two and one-half times the direct cost of the Architect and his consultants for all time spent by them in evaluation of the proposed substitution."

This apparently is a legitimate provision and one which is enforceable in a court of law as a reasonable part of the construction contract. It is especially significant in public work where competition is required by state or federal law. All bidders are notified by addenda of all products approved during the bidding period. This allows each bidder to base his bid on any of these substitute products if he so desires. Substitutions approved after award of a contract benefit only the Contractor who submitted the request. Usually, in one way or another, it saves the Contractor money.

Like everything else in your specifications, if you put in the above requirement, enforce it or don't put it in.

I have used my own version of Bill's suggestion for over two years and it seems to work very well. I rarely receive requests for substitutions following award of a contract. One thing though, I include my provisions in Section 01640, Substitutions and Product Options, instead of in 01300 as suggested by Bill Meir.

Sincerely,

Andrew B. Olson

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the predicator



volume 22, number 4 construction specifications institute, portland chapter

december, 1982

president's column

By Don Eggleston

Well, as I promised last month, this month the President's Column will deal with Chapter activities. I will give everyone a brief update on Chapter Committees' activities; like Program; Technical Documents; Region 83 Conference; Awards; Education; Products Fair; Membership; and Hospitality.

The Program Committee is co-chaired by Dick Gira and Bruce Townsend. Both have been active in putting together stimulating and, so far, successful programs for our Chapter. A social meeting for December is planned for the December 14 Chapter Meeting at the Crystal Park Restaurant. The balance of the year is a further mixture of a stimulating program--with a "bitch night" meeting scheduled for the April meeting, and I've heard rumors of a boat ride for the June Social meeting.

The Technical Document Committee is chaired by the capable Stan Nelson from the north side of the Columbia River. Technical documents on an Institute level have been slow getting started but we need to develop Specification Guides and Technical Aids during the rest of the year. We need Chapter members to volunteer and become involved with Stan's committee.

Region 83 Conference is scheduled for April 21-23, 1983, at the Rippling River Resort, Welches, OR. Dick Ehmann is the chairman for this region wide conference that our Chapter is fortunate enough to host this year. We have a hard act to follow, for in 1980 the Region Conference was a snowed-in conference at Timberline. Planning is well underway, but many volunteers from our Chapter will be needed this Spring.

The Awards Committee, chaired by Bill Merritt, is always open for suggestions from the Chapter members for awards. This year we should make every effort to suggest those of our Chapter or other Chapters eligible for awards at the regional level as well as our Chapter level.

The Education Committee, chaired by Stan Carper, is in search of a topic for a seminar for the members of

the Portland Chapter. Since the Institute is no longer in the education business, the responsibility for educational seminars falls on the local chapters. Let's all give some thought to suggesting some topics to Stan that we would like to see for a seminar.

The Products Fair scheduled for May 18 and 19, 1983, is chaired by Les Seeley, last year's Chapter President. Les could use assistance in some areas to assist him in our always successful Products Fair.

Chapter Memberships are in the ever capable hands of Lee Kilbourn, our newest Fellow of the Institute. Lee keeps close tabs on the membership status of our Chapter and could always use some assistance with the continuing flow of paper from the Institute on memberships.

Hospitality is Mr. Hunt Jones' task. Hunt is very busy at Chapter meetings greeting everyone and making our guests feel at home. We, as a Chapter, need to offer our assistance to Hunt for the upcoming Chapter meetings, and also for the spring activities of the Region 83 Conference and the Products Fair.

That is a brief overview of what the committees are involved with during this year. I have not addressed Janet Styner and THE PREDICATOR, and want to point out her contribution. All presidents, that Janet has worked with on THE PREDICATOR, will attest to the tenacious way she keeps after us for these articles. This year the Portland Chapter is making a concerted effort to have THE PREDICATOR more self-supporting than it has been in the past and Janet is working very hard to make that a reality.

As you can tell from reading this column, your Chapter Committees can use added members, so feel compelled to call one of these committee chairers and volunteer.

A D V E R T I S I N G ???

Call Janet at 232-4051

Chapter Meeting

COME TO A PARTY!

DATE: Tuesday, December 14
PLACE: Crystal Park Restaurant
25 S.W. Salmon Street
TIME: 5:30 Social
6:30 Dinner
7:30 Special "City"
Presentation
COST: \$10.00 per person
Steak Dinner

Following our dinner, Leo Williams, Architect, City of Portland, will present an image essay on the "Past and the Present of Portland; it's Landmarks and Special Qualities" Those of us who have seen this presentation highly recommend it; it is interesting, as well as extremely well done.

Spouses and guests, as always, are invited to join us. Come and celebrate the holiday season.

Call Janet at 232-4051 for reservations, by 10:00 AM on Monday, December 13, 1982. It is most important that reservations be in by this deadline.

invitation to CSI

A cordial invitation is extended to all AIA and CSI members, to attend the 47th Annual State Convention, of the Oregon Council, Painting and Decorating Contractors of America, as guests of the Association.

Attendance at the 6 varied workshops and luncheon, is complimentary for all attendees.

All AIA and CSI members are encouraged to attend on Friday, January 28, 1983, at the Jantzen Beach Thunderbird Motor Inn.

Please RSVP, by simply calling 775-1538, or write to: Oregon Council, P.D.C.A., 4530 S.E. 67th, Portland, OR 97206.

BS by KS

Basic Specs By Ken Searl

At the CSI Institute Board level an ad hoc committee has been established to study membership classification. Apparently there are some problems caused by an out of date work classification list to determine whether a member is an industry member or professional member. One possible solution is a single membership classification but it is my opinion this solution may sound good but I don't believe it is in the best interests of the Institute and all persons concerned. A single membership classification has been suggested before and discarded. At one time years ago there was much discussion regarding industry members as being 2nd class citizens but since the By-laws have been changed to permit industry members mostly equal status except Institute Presidency the hue and cry subsided. I have personally contacted over 50 industry members within a three chapter area. Two stated they did not care one way or the other and all the rest said they did not want a single membership classification. In fact some of them were very emphatic, even positive.

One thing I haven't ascertained and that is who are the members that are hot to trot for a single membership classification. I have a feeling that the majority of them are professional members because I sure can't locate any industry members who want a single membership classification. It seems to me the ad hoc committee and the Institute would be wise to send out a letter to industry members only and find out their views on this subject. I just can't believe a single membership classification would be in the best interests of our organization. If you care to voice your opinion on this matter please write to Art Nordling, WMFL Architects, P.O. Box 1482, Spokane, WA 99216, who is a member of the ad hoc committee and is one of our regional directors. In closing, I do feel there is a need to update member classifications including what happens when a member goes from professional to industry or vice versa.

awards program

We tend to consider Awards as "Frosting on the Cake" and delay serious consideration of them until the last minute. As a result, the awards program at all levels is not as effective as it should be.

The Institute, and the Northwest Region are trying to overcome this deficiency. CSI is a volunteer organization, and you must be aware of individuals and organizations who have given generously of their time and talents to further the goals of CSI. The Awards program is created to say "thank you" for an exceptional effort. It goes without saying that a well deserved award promotes additional effort, and overlooking a worthy effort is counter productive.

Most Institute and Region Awards can be submitted by Chapters or Individuals. Submittals for Region Awards must be received by 10 January 1983. Submittals for Institute Awards - with the exception of Honorary Membership which must be in by 2 January 1983 - must be received by 1 February 1983. Now is the time for all members to suggest and promote worthy nominations. Your Chapter officers have both Region and Institute Award guides. The Region Nomination is very simple. The Institute Nomination requires a little more effort. Nominations for Awards at either level should be under development by December 1982. I am certain your Chapter officers will appreciate any comments or assistance individual members can give to make the Awards program effective. Speaking for the Region Awards Committee, we would much rather have too many nominations to sort through than to go begging for nominations. Your ideas are essential at this time.

Bob Klas, Chairman
Region Awards Committee

education

The Portland Chapter of CSI is sponsoring a continuing education seminar on CONTRACTUAL RELATIONSHIPS. The speaker will be Attorney Bill Merritt with Stoel, Rives, Boley, Fraser & Wyse. The program is based on CSI's four day course "Specifications and Construction Contracts". The seminar will precede CSI's January Chapter Meeting on January 11, 1983.

Time: 3:30-5:30 PM
Place: Osbeck's Rose Manor Inn
Date: Tuesday, January 11, 1983
Cost: \$10.00/CSI Members
\$15.00/Non-Members

For reservations, send your check to the CSI Office, 35 N.E. 17th Avenue, Portland, OR 97232.

division 0 was a mistake

An opinion of Lee Kilbourn continuing last month's presentation of proposed changes to MasterFormat.

We, in Portland Chapter, often wonder how grown people make the mistakes the rest of us get stuck with.

It seems the folks in a smoke-filled room, acting as CSI's Technical Documents Committee, may have been less than alert about the ramifications of their zeal to number all the stuff that could be in the Project Manual. You remember that day when the final discussions about the Master List of Specification Sections and Titles was held? Kilbourn, it seems, was a smoke absorber that weekend, rather than his normal self. But somehow, it got published, and became MasterFormat.

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Board of Directors Minutes

November 2, 1982

PRESENT: Don Eggleston, Bruce Townsend, Dick Gira, Stan Carper, Ivan McCormick, Betty Sherman, Les Seeley, Lee Kilbourn, Bill Merritt, Stan Nelson, Jim Davidson, Hunt Jones, Bob Strickler, Dennis Destefano.

1. The minutes of October 5, 1982 were reviewed and approved as published in THE PREDICATOR.

2. Treasurer's Report: Ivan McCormick presented the monthly Treasurer's report for October 1982, and the Quarterly Report for the first quarter ending September 1982. A motion was made to accept the report; seconded. Passed.

3. Jim Davidson reported that the Ad Hoc committee that is being established had not met yet, but would be meeting on November 17.

4. Jerry Eaker will be submitting his letter of resignation to the Board. In accordance with the Bylaws, the Board will establish a list of alternative names for future selection of a person to fill the empty Board chair.

5. Les Seeley presented a letter from Bill Mincks regarding the Institute's new Ad Hoc Committee, proposing a single membership category. Seeley feels the single membership category is a mistake from the Industry members viewpoint. Board discussion.

6. A brief status report from each committee chairman was presented.

The meeting was adjourned at 1:25 PM

Respectfully submitted,

Dennis Destefano, Board Member
for Janet Styner, Secretary



lien — all this talk, what is?

The 1982 edition of the AIA Glossary of Construction Industry Terms says, on page 13: "See MECHANIC'S LIEN."

Page 14 says: "...A lien on real property created by statute in all states in favor of persons supplying labor or materials for a building or structure for the value of labor or materials supplied by them. In some jurisdictions a mechanic's lien also exists for the value of professional services. Clear title to the property cannot be obtained until the claim for the labor, materials or professional services is settled. (Ref: Handbook Chapter B-3)"

Handbook Chapter B-3 is titled "Legal Concerns", and was published in 1981. It "...is meant to help architects become more sensitive to ... legal concerns", and comes closer to that goal than its predecessors.

Anyway, my Oxford American Dictionary says

lien (leen) the right to keep another person's property until a debt owed in respect of it (such as for repairing it) is paid.

All of this material should be prepared by the Owner's legal counsel, since it deals with what we used to loosely call "contractual-legal" matters (although the average attorney knows little or nothing about these things). In fact, AIA now, in 1982, has two documents, G610 (Insurance), and G611 (Bidding and Contracts), which solicit this information from the Owner's attorney and attempt to keep the design professional from preparing this material unilaterally, thus placing the design professional in jeopardy for illegally practicing law.

Division 0 no longer exists, since the concept is misleading, and since the Front-End Documents are specialized for each Project. Misleading, because the Design Professional or Specifier might, in blissful ignorance, include "Division 0" as part of the "Specifications", and when handed the Project Manual on the witness stand, identify the entire Project Manual as the Specifications, which, of course, it is not. An Expert Witness recently said as much in a case against an Architect who had identified the Project Manual as the Specifications, and that Architect lost his case.

So the point is that the Bidding Requirements, Contract Forms, and Conditions of the Contract are not Specifications.



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Chapter Meeting Minutes

OREGON BUILDERS BOARD ACTIVITIES

Deborah Lockwood spoke at the November Portland Chapter CSI meeting. She is Deputy Administrator, Builders Board, Department of Commerce, Salem. Her talk covered three general but related subjects:

1. The Oregon Lien Law
2. Registration of Building Contractors
3. Proposed Legislation as Authored by the Builders Board

Deborah began her talk by correcting a frequently held misconception. Only residential builders need to be registered with the Builders Board, and they are registered not licensed. Registration consists of filling out an application, posting a bond and paying a fee. The Builders Board does not give an exam or check for financing.

REGISTRATION OF BUILDING CONTRACTORS:

The five member Builders Board is appointed by the Governor. Its purpose is to register and renew registration of residential builders, process claims for home owners against home builders and investigate and fine non-registered home builders.

Privity of the contract determines who has the liability. A retailer needs to be registered if he arranges to do the installation and gets money for the installation. Plumbers and electricians are licensed with the Building Code Division of the Department of Commerce.

The Builders Board's main purpose is to act as an objective third party. Persons submit claims to the Builders Board which are first reviewed by members of the Builders Board staff. An investigator then investigates the claim, and it may go to an administrative hearing. The Builders Board then prepares a proposed order based on the findings of the Hearings Officer. If the proposed order is not acceptable then it goes before the Builders Board for consideration. If the parties still are not happy with the Builders Board's decision they can

appeal it to the Court of Appeals but usually the claim is settled before then.

Our surrounding states have different laws. Builders do not need to be registered in Idaho. In California and Nevada the laws are more strict so the differences cause confusion across state lines. Washington State has laws similar to those of Oregon.

Poor economic times means that more people are not registered and that a lot of builders are going bankrupt. There is a 20% increase in claims and the number of registered builders has decreased. They would like to decrease the percentage of claims by subcontractors and suppliers to allow homeowners greater access to the bond. They can do this by not handling supplier's claims against the contractor bond. They would also like to computerize claims, and have fines go directly to a Builders Board Fund and not to the State General Fund.

PROPOSED LEGISLATION AS AUTHORED BY THE BUILDERS BOARD

Many claims could be avoided if contractors had better business abilities. Builders Board will recommend to the legislature a recovery fund system similar to Hawaii and Virginia. The principle is that registered home builders would pay into a fund. This Builders Board Fund would pay claims. If the fund is depleted by paying claims then additional assessments would be made, perhaps in a ratio to claims.

THE OREGON LIEN LAW:

A general contractor has the right to file a lien against the home owner for unpaid bills. The supplier can also file a lien against the home. The home owner may pay the general contractor who may not pay the supplier. The home owner then has to pay the supplier because of the lien and thus pays twice. Information notices go from suppliers to home owners. The problem is the information notices may scare the home owner. The Builders Board want to amend the law so subcontractors and suppliers have to go to contractors and not to home owner if not paid.

In conclusion, registration with the Builders Board is permission to participate in home building and a means of protecting the consumer through the provision of a bond.

QUESTION AND ANSWERS:

The supplier's right to lien is protected by one notice for all deliveries if given within 10 days of first delivery.

The Builders Board wants to help the home owner, not necessarily the suppliers who are expert at claimsmanship. Builders Board claims do not need attorneys and get processed quickly, without court problems.

There is no tax payer expense because the operation of the Board is funded by registration fees. The proposed recovery fund would set a maximum amount for each claim and a maximum total amount claimed against each contractor. The Board will recommend these amounts be higher than the maximums currently set under the bonding system.

Some home owners cheat by hiring home builders who aren't registered and then refuse to pay.

Board members do their own lobbying before the legislature.

The Builders Board can fine a builder up to \$1000 if the builder isn't registered. Builders are given notice if they haven't registered and then, after due process, pay a fine.

The Builders Board wants to limit the amount the supplier can collect for materials. Home owners get paid first until the bond for that contractor is exhausted. Settlements are now paid by bonding company. The Builders Board is an objective third party now but would be involved as bonding agent if law passes - they might not be as objective.

The Builders Board is composed of five members - three from industry, one from public and one from government. Board members serve a 4 year term.

A good session, with good attendance. There was time for more questions.

From notes by Perky Kilourn,

Reviewed and corrected by
Deborah Lockwood.

letters to the editor

October 7, 1982

To the Editor:

I read with interest Ken Searl's BS by KS article on Finish Hardware (October 1982 PREDICATOR) and his remarks concerning installation by carpenters. I have read many specifications in which the specifier has referred to the Carpentry Section for the installation of finish hardware. I have disagreed with this approach, but haven't forced the specifier to move the installation spec to the Finish Hardware Section where I believe it belongs.

In reviewing "Masterformat" sections and the recommended contents of each, I find that only cabinet hardware is included under Section 06200, Finish Carpentry. There is no mention of the installation of Finish Hardware in Section 06200 or anywhere in Division 6. And under Section 08700, Hardware, there is no cross reference to Carpentry for the installation of Finish Hardware.

The three part section format covered in Chapter 6 of the C.S.I. Manual of Practice provides for material (finish hardware in this case) to be specified under Part 2, Products, and the installation of that material to be specified under Part 3, Execution. Both in the same section of the specifications.

Specifying the installation of Finish Hardware under the Carpentry Section must have been instigated by contractors or subcontractors who like to find all of the trade-related work listed in one place. It makes it easier to divide up the work.

But specs are never written with trade jurisdiction in mind. The AIA General Conditions (A201-1976), in Article 1.2.4 states:

"The organization of the Specifications into divisions, sections and articles,..... shall not control the Contractor in dividing the Work among Subcontractors or in establishing the extent of Work to be performed by any trade."

Therefore, in my opinion, the specifier should never attempt to specify who or which trade does what kind of work. Just specify the work and how it is supposed to be installed, both in the same section, for the writer's convenience if for no other reason.

Who knows, the contractor may decide to install the hardware with his own crews just as he most often does with concrete work and rough carpentry work. The division of the Work among the various trades is the Contractor's responsibility. Let him do his thing, but specify the product and its installation in the same section.

Sincerely,

Andrew B. Olson

As is common with any section of our society, it is the few who use such practices that cast a cloud of darkness over all those firms who carry the title of "General Contractor."

It would surprise you, I'm sure, how many subcontractors do not bid to particular GC's because of their reputation for shopping or other poor management practices. Unfortunately, in these times, there are enough subcontractors of every trade who feel they must have the job to carry on and despite the GC's reputation will continue to work for him and take their lumps. When we hear of such complaints, we encourage the subcontractors not to bid to those who practice "shopping" and to spread the word of those who do so perhaps the GC will realize it will only hurt him in the long run.

Don, as you have obviously been made aware of the practice and probably know of some firms who use it, so do other Architects and Engineers. It is also the Architect and Engineer who most often puts together the "select bidders list" used on most private bid projects. Therefore, we would encourage the Architect and/or Engineer to use their influence in this private sector to discourage unsavory conduct by GC's. Every GC I'm aware of look for the "select list" and would very much prefer bidding a project with a "select list" than a public project. Perhaps the Architect and/or Engineer could take the time to investigate a GC's reputation among subcontractors and suppliers before putting together the "select list." Eliminating those GC's who use questionable management practices we are sure would cause them to reevaluate such techniques. It will also ensure the Architect and Owner of higher standards of workmanship from those on your "select list."

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 Sing a song of love ♡
 Sing a song of Christmas
 ♡♡♡
 ❄️ Wishing you the Joy
 ☆ Peace ♡ and Love ♡
 of Christmas ❄️

November 2, 1982

RE: President's Column
 November Issue

Dear Don,

We read your November column concerning the current practices in bidding with great interest. You are absolutely correct in your conclusion that "good faith" bidding is currently being abused. We hear a great deal from subcontractors about who seems to be doing it and how unfair and hard it is to get a job based on "low" bid. However, we at Colamette do not feel that it is a practice carried on by the majority of General Contractors.

Economic times such as these do create for some a certain desperation which we can only hope disappears when the economy improves. We believe that if we all work together in our common interest of achieving quality work at a reasonable price, the bidding system can remain intact.

Sincerely,

Jim Hirte, P.E.
 Operations Manager
 Colamette Construction Company

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volume 22, number 5 construction specifications institute, portland chapter

January, 1983

president's column

By Don Eggleston

If there has been one underlying goal of the President's Columns written this year, it has been to evoke comments from Chapter members about the topics. The November President's Column about "good faith" bidding practices brought forth a response from Jim Hirte, Operations Manager of Colamette Construction Company on page 5 of the December PREDICATOR.

In the third paragraph Jim wrote... "It is also the architect and engineer who most often puts together the "select bidders list" used on most private bid projects. Therefore, we would encourage the architect and/or engineer to use their influence in this private sector to discourage unsavory conduct by GC's..." Perhaps the architect and/or engineer could take the time to investigate a GC's reputation among subcontractors and suppliers before putting together the "select list."

When an architect puts together a select bidders list, I think they influence the list so contractors with good reputations are listed. However, many times private bid projects want the bidding process opened up to everybody, much the same as the public bid process. In the current economy, owners are taking advantage of the competition and lower bids as a result of that competition. Under this type of guideline, about the only recourse an architect and/or engineer has is to declare the bidder not responsible during the bid evaluation. There are no architects or engineers that I am aware of who have declared a bidder non-responsible for bid shopping. I completely agree with the last statement in Jim's response, that if we all work together in our common interest, we can achieve quality work at a reasonable price, the bidding system can remain intact. Thank you for your comment.

I also want to encourage all of our members to let Bill Mincks or Art Nordling know of your opinion on the issue of changing the membership classifications. In the December PREDICATOR, BS by KS on page 2,

Ken Searl discusses the issue. Please make your comments known to our Region Directors. Either Bill or Art will be here in January to attend our meeting, so you will have a personal opportunity to let them know your thoughts.

Chapter Meeting

DATE: Tuesday, January 11
TIME: 5:30 Social
6:30 Dinner
7:30 Meeting
COST: \$10.00 per person
PLACE: Osbeck's Rose Manor Inn
S.E. Holgate and
McLoughlin Blvd.
RSVP: Janet at 232-4051,
by Monday January 10
at 10:00 a.m.

Our program this month will be given by MARV KAPLAN of LIGHTOLIER, who is now home based in Denver, Colorado.

Kaplan will be discussing lighting--how it is used--what types of lighting is used--the pitfalls involved in using lighting.

He will discuss how lighting can best be used to accent and decorate spaces and environments.

Please come and enjoy this interesting meeting. As always, spouses and guests are most welcome.

BS by KS

Basic Specs By Ken Searl

One item that has been bothering me for years is what to do when 7 day concrete test cylinder reports indicate that concrete in place is apparently defective. Does one get excited and immediately call the contractor and say remove the section or sections in question at once or do you spend lots of time talking back and forth with the supplier, testing lab and contractor and then say remove the concrete or do you grumble a bit and say "Oh I guess it isn't too bad it is probably all right to leave it but by golly, don't let it happen again."

In my opinion none of the above should apply. Usually when we receive a low 7 day concrete test report we immediately confer with our structural engineer and usually proceed with the following: If concrete is non load bearing and will not hinder job completion time too much we usually wait for 28 day test results and if these are getting close to required strength we will consider a 56 day test and if it is close to required strength we will normally accept the concrete in question. If concrete 7 day test results are low for load bearing concrete, beams, columns, structural slabs etc., we need quicker action so as not to have the entire building or structure poured out and then determine several first floor columns must be removed. At this time we give the contractor a warning to remove concrete or gamble at their own risk and leave it in. Most specifications do not give the authority to request removal or apparently defective concrete on the results of a 7 day test. However if core tests are taken and tests show concrete to be way below any accepted norm for percentage of increase from 7 day to 28 day tests then we will usually stick out our neck and request removal of low strength concrete. I am talking about concrete that hasn't reached more than 30-35 percent of required strength.

One thing I want to point out is during this period the contractor and supplier are giving us a blitz to convince us that the concrete is good or will soon come up to specified strength and not to worry. Usually they try and put you in the bad guy position and exert lots of pressure in your direction. We don't like to be put in this position where all of a sudden we appear to be on the defensive and the people with the low test concrete are on the offensive. We keep reminding ourselves we didn't pour the concrete, they did. They always seem to have lots of reasons why the tests are low. One of the old standbys is the cylinders were taken wrong or mishandled or if an owner's inspector was on the job, too much water was allowed to be added. Hogwash I say to all of this. It is almost impossible to take the cylinders wrong enough to cause the concrete cylinders to fail and as to adding water you'd have to make pea soup out of the mix to get real low concrete.

(please turn to page 2)

BS by KS

Basic Specs By Ken Seairl

(continued from page 1)

Don't get me wrong both items do affect the test cylinders but not always to get a lower test, sometimes you get a higher test. In regards to mishandling of cylinders short of actually cracking, freezing or breaking no way will this affect the strength very much. Many times I have seen mishandled cylinders test higher in strength than those handled very carefully.

Another way of convincing us the concrete is OK is to test the concrete in question with a swiss hammer which is a guide but not acceptable. What is acceptable is concrete core samples taken and if these test OK we normally accept the concrete. Another test is by the probe method which seems to be very accurate but only acceptable if done by certified operator and in accordance with I.C.B.O. standards. If after all testing has been done and the concrete still doesn't meet specifications we say, take it out. At this time we usually are reminded that ACI requirements or the UBC Code permits a certain amount of low cylinders and they give us figures to prove that they meet this criteria.

After many years of arguing with suppliers and contractors we revised our specifications in part as follows:

1. Core samples may be requested if 28 day tests on any one cylinder falls below design strength or if 7 day test is below 40% of specified 28 day requirements.

2. Concrete strength is stated in the PSI required for cylinder strengths, our design strength is 500 PSI less.
3. In higher strength concrete requirements 4000 PSI and above we do not permit air entrainment which is contrary to all we have been taught for years, but years ago concrete strength requirements were from 2000 PSI to 3500 PSI and air entrainment did a good job. With higher strength concrete test results with air entrainment can become very erratic. We now specify water reducing additives only and find this works out much better and is

also more workable with less slump. We also accept 20% flyash in the cement content.

In closing I want to point out the main disadvantage for accepting lower strength concrete than design calls for is that it may not collapse but the greatest risk being not adequate to satisfy design loading and deflection requirements to meet existing codes. I also feel specifications should be written to cover possible immediate removal of below strength concrete at the 7 day test level. I'm sure anyone who has had anything to do with a fast track project can understand my feelings on this item.

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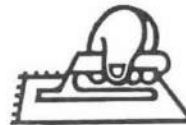


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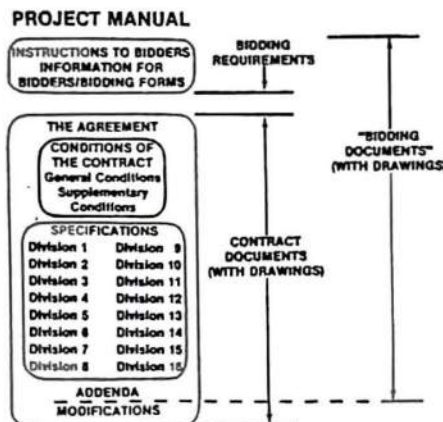
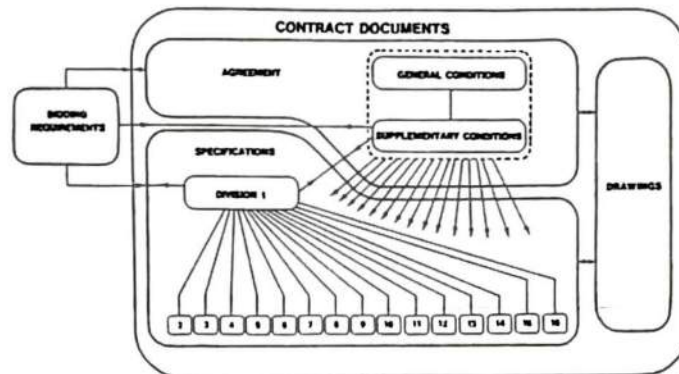
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So the point is that the Bidding Requirements, Contract Forms, and Conditions of the Contract are not Specifications.

coming attractions

National Engineers' Week for 1983 will be the week of February 20 through February 26. This year the local activities will include the annual Student Invitational Banquet on Wednesday, February 23 and a Joint Engineers and Portland Chamber of Commerce luncheon, March 7. This year's Engineers' Week theme is, "Engineers: Turning Ideas into Reality".

For further information about the activities contact: Edward R. Schild, P.E., (503) 659-3441.



coming attractions

The Oregon Chapter of the Door and Hardware Institute wishes to invite any interested architects to our January meeting. The guest speaker will be Mr. Chuck Layman from Underwriters' Laboratory.

The meeting will be held on Tuesday, January 18, 1983, at Henry Ford's Restaurant. Social hour at 6:00 p.m., dinner at 7:00 p.m., and the meeting at 8:00 p.m.

Please R.S.V.P. to Gene Stiles at 235-3105 no later than Friday, January 14, 1983.

tabletops

Our program this month will be given by MARV KAPLAN of LIGHTTOLIER, who is now home based in Denver, Colorado.

Any member of CSI interested in displaying products associated with the above topic can contact Gary Zagelow at 655-7166.

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volume 22, number 6 construction specifications institute, portland chapter

february, 1983

president's column

By Don Eggleston

In the past several months, our firm has been reviewing shop drawings on a variety of projects. This has lead to discussions with several contractor's about what our firm expects when it comes to shop drawings and the contractor's review of those shop drawings prior to submission to the architect. Shop drawing requirements are listed under Section 01300 SUBMITTALS. The following text is from that Section and describes what we expect of the contractor.

3.1 Contractor's Submittal:

- A. Review submittals prior to submission and provide stamp of approval signed or initialed by Contractor, indicating the Contractor has inspected the submittals and certifying that they are complete, correct, in compliance with the Contract Documents and suitable for the Project.
- B. Submit to Architect submittals required by each Specification Section. Notify Architect in writing at time of submission of deviation in submittals from requirements of Contract Documents.

This section has only been questioned by one contractor in the four plus years we have used this particular wording. The discussion centered around the word 'certify' and what it means. Obviously, Architect's look at the word certify to mean vouched for, or guarantee. Our intent is not to have the contractor guarantee that the shop drawings are complete, correct and in compliance with the contract documents. I think we will change the wording to the 'declare', which is more in line with our intent.

My point, however, is that we, like many other architectural and engineering firms demand that the contractor has reviewed the

(please turn to page 2)

Chapter Meeting

DATE: Tuesday, February 8, 1983
TIME: 5:30 Social
6:30 Dinner
7:30 Program
COST: \$9.00 per person
PLACE: Osbeck's Rose Manor Inn
S.E. Holgate and
McLoughlin Blvd.
RSVP: Call Don Eggleston's
office at 228-6444 by
Monday, February 7, 12:00
noon.

We have a "Double-Barrel" program for this month. Mr. Reno Wheatcraft of Spokane, Washington, who is a Code Consultant with Rixson-Firemark, will be our featured speaker. His program will consist of 4-parts:

1. A 15-minute slide presentation showing the essential need of prompt closing of a door at room of fire origin.
2. A 30-minute sound film which shows the effects of doors on life safety in sprinklered and non-sprinklered room to corridor environments.
3. A 15-minute documentary film of the recent Las Vegas MGM Hotel fire.
4. A question and answer session.

Additionally, Mr. Olin Greene, our new State Fire Marshall, will join us from Salem. Mr. Greene comes to us from Florida where he was also the State Fire Marshall. He will give us a brief overview of his department's function, part of which includes Building Code enforcement.

This program will be of particular interest to those people specializing in hospital and nursing home design.

Come and enjoy this interesting meeting. Spouses and guests are always welcome.

BS by KS

Basic Specs By Ken Searl

There has been quite a bit said lately regarding Division 0 being not what is needed and a mistake. It seems to me that if Division 0 is totally eliminated this would be like throwing the baby out with the bath water. Some of the reasons given to eliminating Division 0 is that it confused students and some architect on the witness stand identified the project manual as specifications and in doing so lost a court case. The student explanation just doesn't cut the mustard and if an architect lost a court case calling the project manual specifications he must have had a poor attorney. For many years the common terminology including wording in Advertisement for Bids was plans and specifications and those same specifications contained items that were not purely specifications. In fact in today's advertisement for bids many are still listed this way. I do like one that was shown as proposed contract documents.

For many years we tried to get people to call it drawings and specifications and haven't had too much success. In the early sixties the AIA brought out the name Project Manual. (Some CSI's would have you believe CSI named it Project Manual). It is very true that Bidding Requirements, Contract Forms, and General Conditions are not specifications but there is nothing wrong in assigning a number or a letter to each item such as A, B, C etc. as is done by many owners who have standard boiler plates. Using Division 0 assigned numbers shouldn't cause any legal problems as long as assigned numbers are used only and no reference to division is made. What I am saying is I don't intend to discontinue using existing numbers such as 00100 for Instructions to Bidders but we no longer call it a division number, we refer to it as document number. Under our Table of Contents we list Bidding Requirements, Contract Forms, Specifications and Drawings all as separate headings. Yes, we do use the term Project Manual.

(please turn to page 2)

BS by KS

Basic Specs By Ken Seart

(continued from page 1)

Now as to an Architect or Specifiers liability being restricted to assisting the owner only in the preparation of the necessary Bidding Information, Bid Forms, Conditions of the Contract, it seems to me this is another can of worms. The statement is made that all of this material should be prepared by the owner's legal counsel and then the statement goes on to say that the average attorney knows little or nothing about these things. The statement is also made we should solicit this information from the owner's attorney to keep the design professional from preparing this material unilaterally, thus placing the design professional in jeopardy for illegally practicing law. Good grief Charlie Brown, it sounds like you get hell if you do and hell if you don't.

Most small to medium sized owners don't have an attorney who knows much about construction contracts so to get the project going most Architects and Specifiers usually do write out these questioned items. After studying what these items entail I long ago reached the conclusion if AIA General Conditions was part of the contract documents the most legal pressing problem is in the modifications or Supplementary Conditions and when modifying General Conditions be very careful how you word your modifications or Supplementary Conditions. As I see it the biggest problem normally encountered is how much Contractor's Liability Insurance is required. We have found many owners do not call for enough insurance so we usually call for greater amounts but we are very careful to state "in not less than the following amounts."

If an owner has an adequate force to do all their own front end documents then that is fine but for most of those without an adequate force it is still up to the Architect or Specifier to present proper documents and if possible request owner's counsel or owner to review same. I fail to see where this constitutes illegally practicing law. True, you may have your neck out but with proper preparation and caution it shouldn't get chopped off.

president's column

By Don Eggleston

(continued from page 1)

submitted shop drawings from his subcontractor, understands how the shop drawing fits into his project, how the shop drawings fulfill what he, as the contractor, needs to know and that it is something that is suitable for the project.

The contractor should be aware of what is submitted and, unfortunately, most of the time the contractor has done nothing more than stamp the drawings that he has reviewed them, submitted them only to have them returned without checking because they were incomplete or in a few instances not even applicable. Once again, it's interesting how few people read what's contained in Division One.

Chapter Meeting Minutes

Marv Kaplan, the Pacific Regional Architectural Manager of Lightolier was the speaker at the January meeting of Portland Chapter CSI.

Marv started his presentation by reminding us that Lighting is an art and a science. Natural light affects how we see things. Artificial light can alter the way we see things. Exterior lighting can either help the or detract from the appearance of a building at night. Proper lighting can give a building character.

Quality of Illumination

Direct glare - a contrast between the light source and its surroundings. Fluorescent lights used in offices today produce a lot of direct glare. There is also reflected glare - light bouncing back off a shiny surface like glossy paper. Body shadow - when you are between the light source and what you are reading and cast a shadow on it.

Flexibility

Track lighting is ideal for flexibility because it allows you to change your mind and the position of different light sources. Mr. Kaplan cautioned us not to overdo it and put too many fixtures on a track lighting system. Position lights on the track so you get some contrast and shadows.

There is no such thing as "natural lighting" that is consistent and predictable. It

depends on the air pollution, the time of day, the particular latitude and the time of year as to how much light an object receives from the sun.

If selecting furniture and fabric then do so under the light they will have when in place. Don't use two different light sources in the same room unless they harmonize. When shining light on a picture be careful of the direction and angle between the light and the picture.

Contrast and Glare

Glare occurs when light is reflected back off a smooth surface such as a book or mud puddle. Holes in the top of suspended light fixtures are for light to go up and provide diffuse light.

Helmholtz irradiation illusion is that a dark square within a larger light square looks a different size than a light square within a larger dark square, even if the squares in both are the same size. You use the principle in a long hall by making the vertical walls lighter.

Esthetics

Interest can be provided by contrast - paint with light. Use artificial light to mimic what natural light does. In a bedroom put the light behind the head of the bed not in the ceiling.

Fixtures

There are two cutoffs for lamp images - one cutoff to the fixture lens, and one cutoff at the lamp itself.

In selecting fixtures, pick ones where the mirror image of a lamp is not seen in the light fixture reflector from normal viewing angles.

Fixture design should not allow overheating and deterioration of fixtures .

The layout of fixtures in offices is good if the CRT screens do not pick up reflections of the light fixtures.

Sometimes a more expensive fixture is better because fewer of them can be used. The total cost will be less though each individual fixture is more.

Marv then concluded with a few funny slides of "don'ts" in lighting.

It was a well attended meeting, perhaps due in part to Bill Merritt's seminar earlier in the afternoon.

Board of Directors Minutes

January 4, 1983

PRESENT: Ken Searl, Don Eggleston, Dick Gra, Bill Merritt, Bob Strickler, Ivan McCormick, Les Seeley, Bruce Townsend, Lee Kilbourn, Hunt Jones, Betty Sherman, Stan Carper, Janet Styner.

Treasurer's Report: Ivan McCormick presented the Quarterly and Monthly Treasurer's reports to the Board of Directors.

CASH	\$	40.00
CHECKING ACCOUNT		120.20
COLUMBIA DAILY INCOME CO.		8,057.83
ACCOUNTS RECEIVABLE		540.00
(Predicator ads)		
POSTAL PERMIT		96.95
NET ASSETS		<u>\$8,854.98</u>

It was moved and seconded to accept the Treasurer's report as presented. Passed.

Old Business:

1. Don Eggleston reminded the Board that he needs suggestions for a Board member to replace Jerry Eaker.
2. Eggleston presented a draft of the proposed Bylaws Change effecting retired member status. Any changes or additions, please contact Don Eggleston.

New Business:

1. The 1982-1983 Directory is published. Much thanks to Lee Kilbourn. It was moved and seconded that ComGroup be hired to stuff and mail the Directory to the membership.

2. Don Eggleston reported that letters are being solicited from the Portland Chapter members to support Bill Mincks and Bob Fritsch for Fellowship in the Institute.

3. Awards - Local, Regional, Institute: There were questions concerning what types of awards are available. Don Eggleston and Janet Styner will compile a listing for the next Board meeting.

4. CCS Program - There was discussion concerning the CCS program. Betty Sherman will study the program and give a report at the January 11, Chapter Meeting.

5. Stan Carper reminded the Board that there will be a program presented on January 11, by Bill Merritt on Contractual Relationships. Hope that all will attend.

6. A nominating committee will be formed soon as to meet with the Chapter Bylaws.

The meeting was adjourned at 12:55 PM

Respectfully submitted,

Janet H. Styner, Secretary

EDUCATION

The Education Committee had 32 people attend the seminar on contracts held on January 11, and conducted by CSI member Bill Merritt. Stan Carper, chairman of the Education Committee says to watch THE PREDICATOR for further programs to be given by the Portland Chapter CSI Education Committee.

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letters to CSI

December 25, 1982

Dear Hunt:

It is Christmas day, I have just come home from my evening class which is over at 7:30. It was like any other day except for the many persons wishing everyone a Merry Christmas. The most poignant Christmas wish came from a Lebanese student who is in my design studio. He is extraordinarily homesick. He has spoken to me on several occasions. For him the opportunity to be here is nearly a torture. He has to take Islamic (religious) class, he is a Christian. "It is unbearable to have to sit there, sir..." he told me, "they say bad things about Christ." He is a CHRISTIAN like I have never seen. Being from a country where there is such dramatic polarity between the Moslem and Christian faiths he feels like a trader to his faith to be here. Lebanon is not safe. There are firefights daily in the mountains near his village. "They have been fighting for hundreds of years." There is no place for him to go. No place where he will belong and also be safe. He wished me Merry Christmas as if I were the last floating stick and he a drowning man. I could sympathize with him but I could not share his feelings. My feelings toward Christmas are so far from religious, that I was slow to catch on to the religious significance of his nostalgia for the Christmas celebrations of his village.

I am also unable to share his distaste for the Saudi way of life. I like it here. Even if I didn't like it here, I would be reticent to discuss negative feelings with a student. Such discussions are looked upon by the Saudis as being a slap in the face. It is a certain way to be sent home after your first year. It is strange that I should feel sympathy for the Saudi's strong feelings regarding criticism of their country. In fact I share their attitude that if you complain about it here you should go home. I recall that this is how I felt, as an Oregonian, when Californian students would complain endlessly about how crummy it was at the U of O.

Anyway Christmas means many things here. It is this opportunity to see old hats worn in new ways which makes it so fascinating to be here. Our Christmas dinner, last night was

another example. We were three families, one Finnish-Indian, one Swedish and us, American-Italian. The carols were half Scandanavian and half English. The dinner was herring and black bread, a Swedish custom. Followed by cold potatoe cubes and meat (Swedish), and a Swedish attempt at American mashed potatoes which resembled overcooked flour and water. Finally there was my turkey. This was no ordinary turkey. The store only had half turkeys and so we bought two halves. "No problem", I told Maura, "I will simply sew the two halves together and we will have reconstituted turkey." Well, when I uncovered my beautifully cooked creation the guests were dismayed at the sight of the anatomically incredible beast before them. You see my reconstituted turkey had two left sides.

There was much discussion about how beneficial such an anatomy would be for the farmer who had to catch one of these creatures, since it would only be able to run in small circles. There was also great sympathy for the unfortunate tom who had amorous intentions toward this hen.

The whole affair was a lot of fun. In fact that was the second Christmas party we went to. The first was the night before Christmas eve. It was here in the building with friends from the Building and English Departments. It was a lot of fun, again people from all over the world. One was the only Iranian faculty member in the Kingdom. His views of the history of Iran were very interesting. He placed a lot of the blame for the fall of the Shah on Jimmy Carter's human rights policy.

While we big folks were talking, two floors down, the kids were here in our apartment decorating Christmas cookies. The mess they made was as you would imagine with the ingredients of about 15 kids, 60 cookies and 12 containers of colored icings, various sparkles, chocolate sprinkles, and other decorative sugar things.

I pooped out of our party early, but our kids joined the diehard adults, down stairs, and danced until 2:00 AM.

The best Christmas presents came in the form of work for Maura. The first opportunity is to help the Director of the Girls Interior Design Program to design an innovation for two floors of the teaching hospital. The second is an opportunity for both of us to

prepare the drawings for a competition. These are essentially work without pay projects but both will establish Maura as a designer. The future looks good for her to be able to do work here. It depends on our performance on these two projects.

Best of business, partner

Theodore Lundy

Yours, for an easy buck, Lundy

Board of Director's

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letters to the editor

REBUTTAL TO JANUARY BS BY KS

As a member of the readymix industry, there are few things that cause a quicker knot in your stomach than ... "the seven day breaks on my pour are very bad -- what do you plan to do about it?" Cylinder breaks that are very low cause headaches for everyone from owner to designer, to contractor, to readymix supplier. Note who is at the end of the pipe.

Concrete is a building material that is mixed, placed and finished before the actual quality is known. This system makes the use of standard operating procedures necessary in the industry to attempt to put as high a degree of predictability as possible in the product. The ACI, ASTM, and UBC guidelines are well known in the industry and by following them, the construction team, owner to supplier, can feel secure in the product quality. The emergence of testing and quality control qualification and certification programs from the PCA, ACI, and ASTM will help in future work in the construction industry.

There is always the chance, statistically speaking, that an error in batching, water/cement ratio, or testing procedures can cause a strength to drop below the designed f'c. The need now is for the "blitz" that K.S. wrote about, which I would call the key to the solution: communication, to take place. What is the acceptable ultimate strength? Are we looking at time delay problems with a fast track schedule? How long can we wait for a final determination? What happened and what can we do to prevent reoccurrence? All important questions that at times necessitate rapid solution.

We at Western Pacific Construction Materials Co. take pride in the consistent quality of our products that we supply to your projects. We realize that there have been times of concern in the past and we have attempted to do whatever was possible and necessary to insure that the pain for all parties involved has been minimized. I feel comfortable with the procedures KS has outlined for the handling of low strengths. However, I also would like to point out that too much water added and incorrect testing methods can be major contributors to the low strength situation.

When I read the article, I got the

feeling that the readymix producers were attempting to duck our responsibilities or to "fast talk" our way out of problems, and I wanted to take this opportunity to say we are proud of our program and we would invite anyone who may be interested to drop in and look at our efforts to maintain the highest level of consistent quality possible. Customer satisfaction, we feel, is one of the strong building blocks for future business and company-wide we aggressively attempt to keep the level high.

Western Pacific Construction
Materials Co.



coming attractions

National Engineers' Week for 1983 will be the week of February 20 through February 26. This year the local activities will include the annual Student Invitational Banquet on Wednesday, February 23 and a Joint Engineers and Portland Chamber of Commerce luncheon, March 7. This year's Engineers' Week theme is, "Engineers: Turning Ideas into Reality".

For further information about the activities contact: Edward R. Schild, P.E., (503) 659-3441.

Board of Directors Minutes

December 7, 1982

PRESENT: Jim Davidson, Les Seeley, Dennis Destefano, Betty Sherman, Bruce Townsend, Hunt Jones, Stan Nelson, Don Eggleston, Lee Kilbourn, Bob Strickler, Ivan McCormick, Stan Carper, Janet Styner.

The minutes of November 2, 1982 were reviewed and approved as published.

The Treasurer's report for the month of November 1982 was reviewed and approved by the Board.

Jim Davidson reported on the Ad-Hoc Committee studying resilient flooring problems because of moisture. The committee met on November 17 and came up with some suggestions in dealing with moisture problems. The Board suggested that Davidson try to find a "pilot" project that those suggestions could be used on and report back to the Board.

There was discussion of the letter that went out to all members soliciting funds for the annual Christmas Party. There were both pros and cons concerning the letter. The Board agreed that the party was not a commercial gathering, but a social gathering and that acknowledgment of donations would be given this year, but we would reconsider in the future.

Les Seeley gave an update on the 1983 Products Fair.

Lee Kilbourn passed around copies of the new chapter roster. Ivan McCormick objected to the notation "dues for coming year not received by Institute as of 31-Oct-82" under many members names. McCormick moved that the notation be removed from the roster. Betty Sherman seconded the motion. Motion failed 5-4.

Hunt Jones moved that both the notation and the names of those people be removed from the roster. Dennis Destefano seconded the motion. Motion passed.

The meeting was adjourned at 1:15 pm.

Respectfully submitted,

Janet H. Styner
Secretary, Portland Chapter

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volume 22, number 7 construction specifications institute, portland chapter

march, 1983

president's column

By Don Eggleston

To borrow a phrase of one of our Past Presidents of the United States, "Now is the time to ask not what can CSI do for me, but what can I do for CSI." During the next three months, the Portland Chapter of the Construction Specifications Institute will be the host chapter for the Northwest Region '83 Conference and the Portland Chapter Products Fair.

Fellow, Dick Ehmann, is the Chairman for the Region '83 Conference scheduled for April 21-23, at the Rippling River Resort at Welches, Oregon, formerly Bowmans. Dick's committee has been busy formulating all of the many and far reaching activities required to put together a Region Conference. The last Region Conference that Portland hosted was held at Timberline Lodge. Because we are the host chapter, there are a lot of things that we have to do...from greeting the people at the airport to taking care of checking people into the Conference and many, many activities in between. Please call Dick Ehmann at 644-4222 and volunteer to help us host the best Region Conference ever put on in the Northwest.

Past President, Les Sealey, is the Chairman for the Products Fair scheduled for May 18-19, 1983 at the Memorial Coliseum. Like the Region '83 Conference, Les needs some help, but the biggest contribution that the professional members of the Portland Chapter can do for the Products Fair is to attend. Encourage other members of the construction industry to attend the Products Fair and help make it a worthwhile event for our industry members. If you have suggestions about how we can increase attendance or want to volunteer to help with the Products Fair, please call Les at 232-7582.

Now is the time for you to get involved in these chapter activities. For them to succeed, we need your assistance.

Chapter Meeting

Date: Tuesday, March 8, 1983

Place: Osbeck's Rose Manor Inn

Time: 5:30 Social
6:30 Dinner
7:15 Program

Reservations: Call Janet at 232-4051 by Monday, March 7, 1983 at 10:00 AM. Dinner will be \$9.00 per person.

"BITCH NIGHT"

Can Specifications Be Improved?
Are Construction Documents Enforced?
Are the "Subs" Qualified To Do The Work?
Competitive Bidding: "Apples vs Apples"?
Is Product Literature Really Useful For Evaluation?

Are there any problems in the construction industry? If there are, can solutions and understanding of these problems be achieved through discussion and education?

An exchange of concerns and comments relating to the construction industry will be offered featuring a panel made up of the following people:

Representing the viewpoint of the:

Architect: J. Min Luey, Hewlett, Jamison, Atkinson & Luey

Construction Specification Writer: John Crook, CCS, J.C. Crook and Associates

General Contractor: Jim Hirte, Colamette Construction Co.

Manufacturers Representative: Tom Benz, Benz Company

Owner: Mert Lindsay, Portland Public Schools

Sub-Contractor: Gary Sharpe, Harder Mechanical Contractors, Inc.

The Moderator: Les Sealey, D.E.L. Distributing Co.

To complete the program, audience participation in the form of questions, suggestions and comments will be solicited.

Come and learn and share in this interesting exchange of ideas. Spouses and guests are welcomed and encouraged.

BS by KS

Basic Specs By Ken Seerl

Specification Section 07920-Sealants and Calkings is a narrow scope section which by its very name is not quite in tune with today's methods and procedures. In practice the word calking has just about become extinct. The term calking goes back to earlier days when calking was done with tools by driving materials into joints and cracks and then often times a sealant such as tar was poured into joints. A good example would probably be Noah's Ark. Today very little hammer and tool applications are being done. I believe the word calking should be deleted in our specifications. I also believe the broad scope Section 07900, Joint Sealants should be the one for most specifications. Recently I reviewed our sealant specifications and revised them to be up to date with the present state of the art. I will pass on much of my review findings that may be of some help for your consideration in writing sealant specifications. To begin with how many types of sealants are readily available and what are the features of each including expected life and other pertinent factors. The most frequently used sealants in this area are the urethanes and silicone rubbers. Urethanes are definitely the leader edging out polysulfides which for years was the leader and is still used on some applications. Silicone rubbers are the second most used sealant, then comes butyl and acrylic sealants and some oil based sealants.

In my opinion urethanes, polysulfides and silicones are the best and have the longest life span in place. Butyls, acrylics and oil base products cost approximately 50 to 75% as much but it still takes as much labor cost to install so it appears these products are not a wise investment. Some of the lower priced sealants will do a good job around windows in homes and non-commercial projects but the better products are recommended for commercial applications. Another factor to consider is life of the installed product. Most of the better sealants will last 10-20 years or longer. The lower priced

(please turn to page 2)

BS by KS

Basic Specs By Ken Searl

(continued from page 1)

sealants are usually in the 2 to 8 year life span.

Let's talk about one and two part sealants mainly urethanes and polysulphides. The one part sealants are generally as good as the two part with the exception that two part sealants set up much quicker and in general two part sealants have a better maximum width of joint capability. One part has a range of 6mm to 25mm whereas two part is 6mm to 50mm.

How about warranties? Many specifiers call for one year and several call for 5 to 10 years. We normally specify a two year warranty because we have found over the years that most applications will last one year with no problems. It is the second year that trouble develops. If the application makes it through two full years it is usually good for 15 to 20 or more so why pay money for something that is not needed. Many applicators look upon a warranty longer than two years as a maintenance contract which as you know costs money. It is very difficult for an applicator to project labor and material costs past a two year period so usually more than enough money is included in their prices.

Listed are various items not yet discussed I feel should be covered in a proper set of specifications:

- Carefully consider and select the sealant applicator. We specify that the applicator must be acceptable to the Architect.
- Explicit instructions must be given to obtain a good sealant job. Items like air entrapment, cleanliness of joints, which is very critical, does the product specified require a primer?, sealants should always be tooled but never with any solvent or water, proper sealant backing and percentage of backing compression. Does the product allow painting? Silicones will not allow paint to adhere for very long. Urethanes will allow painting after a certain amount of curing time usually not less than 15 days after installation of sealant.
- Specify clearly the amount of joint width in relation to the depth. A suggested rule of thumb amounts as follows:
 - 6mm wide joint apply 6mm depth sealant

- 9mm wide joint apply 9mm depth sealant
- 12mm wide joint apply 12mm depth sealant
- Over 12mm wide joint maintain 12mm depth sealant

Proper gun nozzle size is also important. Joints less than 6mm can be big trouble so avoid them if possible.

Now while I have your attention I will go into a more recent development in sealing the exterior of buildings called the rain screen principle. This technique, while perfected and primarily used in Europe and then in Canada is now reaching our area. In effect the rain screen principle is installing two sealant systems one on top of the other with an air gap between. The Canadians and the Europeans feel the outside system is the primary system and the inner system is the secondary system but it appears to some of us in this area that the inner system should be considered the primary system and the outer system as the secondary. Sort of like an upside down or protected membrane roofing system.

A good inner sealant should never deteriorate as it does not have the elements to effect it. Any deterioration of the outer sealant system would not render the system to fail as the water would lose most of its velocity if it goes through any deficiency in the exterior sealant.

When doing a rain screen sealant application one must allow for weepage in the cavity between the two sealant systems. This cavity will allow for a large reduction in the velocity of any wind driven water allowing it to fall down and weep to the outer face of the building, which leads to a successful sealing job. In applying the weeping one must provide a dam usually at each floor level with plastic weep pipes so that a leak occurring at the 9th floor wouldn't migrate down to the first floor. This technology is difficult in some of the newer buildings, however in an all pre-cast or pre-formed concrete structure this should work quite well.

The rain screen principle or system will add some money at the front end, however, maintenance and leakage problems probably would be nil. With all the litigation involved in new building construction primarily caused from water penetrations, it would seem that great consideration should be given to this improved sealant system. It would be much better to put some up front money into a better

sealant system and a good applicator instead of paying an attorney at a later date for the litigation involved in a leak.

Hope I have been of some help to you. If you have any comments or recommended changes let me know.

PS to BS by KS

The Sealant and Waterproofers Institute, 1800 Pickwick Avenue, Glenview, Illinois 60025, Telephone, (312) 724-7700 have a new guide specification, Section 07900 (Sealants) just being or is now published that is in the CSI Format and has a lot of good information. As usual, old Ken doesn't agree 100%, but I recommend you obtain a copy. It is a very good guide. Contact Tom Crawford or Pioneer Masonry Restoration Co., 4200 S.E. Belmont Street, Portland, Oregon 97215, Telephone, 232-9020, and he will see that you get a copy of this guide.

Chapter Meeting Minutes

The February program began with the introduction of Olin Greene, the new State Fire Marshal. Mr. Greene comes to us from Florida where he was the State Fire Marshal also. He discussed some of the things he is currently doing. While the Legislature is in session there is the budget review. He is looking at the statutes, mainly those that are redundant and obsolete - e.g. fire extinguishers must always be red; and limiting the height, width, and depth of stair treads and risers.

Mr. Greene is also looking at self-extinguishing cigarettes, outlawing wood stoves, kerosene stoves and the adoption of the new edition of the Uniform Fire Code.

He mentioned a study in Florida where plastic piping was tested by setting the building on fire to try to determine the toxic fume level. They found there were less toxic fumes from the plastic pipe than from burning Douglas Fir, but there still has not been a final report published.

Mr. Reno Wheatcraft of Spokane, Washington then spoke to us about the way to contain fires:

- 1) Compartmentalize the fire
- 2) Set alarm rapidly
- 3) Extinguish fire quickly

(please turn to page 3)

"CONSTRUCTION PROJECT MANUAL CONCEPTS"

DATE: TUESDAY, MARCH 8, 1983

TIME: 3:15 - 5:15 P.M.

PLACE: OSBECK'S ROSE MANOR INN
4534 S.E. McLOUGHLIN BLVD.
PORTLAND, OREGON

SEMINAR COST: \$10.00 CSI Member
\$15.00 Non-Member
\$ 5.00 Students

The Portland Chapter of the Construction Specifications Institute is offering a two hour seminar on "Construction Project Manual Concepts." The seminar is designed for specifiers, designers, architects, engineers, construction managers, material suppliers, owners and others who work with construction project documents.

Items covered will be the arrangement, relationship to other documents, and use of the Project Manual portion of a construction contract. The participants will learn the C.S.I. concepts of the organization, format and contents of a Project Manual.

The seminar leader will be Rod Moorman, CCS, and independent specification writer working out of Portland. Mr. Moorman has more than fifteen years experience in construction specification preparation.

The seminar will be followed by CSI's monthly meeting starting with a 5:30 no-host cocktail hour, 6:30 dinner, and 7:15 program. The evening meeting is separate from the seminar. Call Janet Styner, 232-4051, by 10:00 AM Monday, March 7, for dinner reservations. \$9.00 per person for dinner, includes gratuity.

SEMINAR COST: \$10.00 CSI Members
\$15.00 Non-Members
\$ 5.00 Students

NAME: _____

ADDRESS: _____

CITY/STATE/ZIP _____ PHONE: _____

Please make check payable to
and mail to

Portland Chapter, CSI
35 N.E. 17th Avenue
Portland, OR 97232

Chapter Meeting Minutes

(continued from page 2)

Then we saw a slide presentation on the need to promptly close a door at room of fire origin. It takes only three minutes for a fire to go from a simple flame to flashover. Flashover is the point where combustible materials in a room spontaneously burst into flame. Hospital type door stops fire by holding flame back as well as stopping flashover. Sprinklers put out fires but they promote smoke - with the door open the smoke dissipates throughout the building more quickly. Smoke was able to kill patients down the hall in nursing homes though the fire was put out. Nursing home personnel should realize that:

- 1) fire changes from a flame to flashover
- 2) smoke kills more rapidly than flames
- 3) weakened conditions of patients in nursing homes makes them especially susceptible to smoke
- 4) need to close doors on a fire since closed doors will contain both fire and smoke until the Fire Department arrives

Next we saw a 30-minute film by the Illinois Institute of Technology and its research on nursing care fires. Their research showed that sprinklers do not really slow fires. What sprinklers tend to do is cause smoke. Repeated trials of fires in simulated nursing home situations showed a pattern of the sprinkler action causing an increase in the volume of smoke. They used smoke obscuration level to measure smoke volume.

The program concluded with a 15-minute documentary film of the recent Las Vegas MGM Hotel fire.

Only the Casino level was involved in this fire but there was a lot of smoke due to incomplete combustion and lots of fuel. The smoke was able to go up the open seismic joints which were required because the various towers were expected to move in different directions during an earthquake. It also went up open stairways and elevators. The smoke was then recycled down through the ventilating system (no smoke detectors there either) and also came out through plumbing fixtures. Smoke killed more people than the

fire. People broke windows to escape, but their action let more smoke come into their rooms. People were not able to use stairs because they were full of smoke. They had no intercom to tell people what to do, bullhorns were ineffective with such a tall building. Before the MGM could reopen the ventilating system was redone, an intercom system was installed, and a sprinkler system was installed in the guest halls.

Mr. Wheatcraft then gave a demonstration of closers that work when fire is detected.

There are two kinds:

- 1) has a magnetic door holder which releases and allows the door to close when smoke is detected.
- 2) Door and smoke detector all in one unit. If power fails or smoke is present, the door will close automatically. Can close the door against pressure.

One smoke detector can handle

several doors. Ideal units should close doors with remote detectors and sound or light alarm. Unfortunately, people will prop doors open and then door closers don't work.

There was then a brief question and

answer period in which sprinklers were discussed. There is no proof that sprinklers do any harm other than make smoke which smoke doesn't cause as much trouble if the door to the fire room is closed. Sprinklers were initially designed to control fire until the fire department arrived. It is interesting to note that Portland does not require sprinkler systems in buildings over 75 feet high.

It was a very well attended meeting with Kenneth Owens, Portland's new Fire Chief since the retirement of Francis Sargant, and Mrs. Greene being two important guests.

In addition, Ken Searl, CCS and Stan Nelson, CCS, put on a Seminar on Specifications Writing Principles, from 3:15 to 5:15 P.M. before the meeting.

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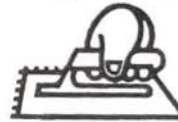


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volume 22, number 8 construction specifications institute, portland chapter

april, 1983

president's column

By Don Eggleston

For my column for April, I thought I would pass on the Director's Newsletter from Bill Mincks and Art Nordling that I just received which has some very interesting news about what's happening on the national level.

Art and I attended the February Institute Board Meeting in Alexandria, VA, February 5-6, 1983. The primary discussion at this Board Meeting concerned the Institutes financial status. As most of you know, the Institute has experienced some financial problems this year related to a shortfall of income from "Specifier" advertising and technical documents sales. The membership has responded to President Strong's request for voluntary contributions with about \$20,000.00 by the first of February. Budget cuts of about \$57,000.00 were made since the problem became apparent. There has been some belt-tightening along with some expenses being deferred until next fiscal year.

As there hasn't been a dues increase for three years, it would be a natural assumption that the finance committee would ask the Board to approve a dues increase for the next fiscal year to alleviate a financial problem in the next fiscal year. The cost of servicing a member has always been more than the membership dues, but has in recent years become a great deal higher. The Institute finance committee felt that this was the time for the dues to equal or slightly exceed the cost of servicing a member, and requested a dues increase of \$50.00. Most of the Board felt that the \$50.00 increase in dues would result in a considerable loss of membership, and adversely affect the smaller chapter. Present economic conditions for the construction industry are not favorable for a considerable increase in CSI dues. The Board did feel, however, that a dues increase was necessary to maintain the present level of service to the membership with the drop in income from other sources. The Board determined that

(please turn to page 2)

Chapter Meeting

DATE: Tuesday, April 12, 1983

TIME: 5:30 Social
6:30 Dinner
7:30 Meeting

COST: \$9.00 per person

PLACE: Osbeck's Rose Manor Inn
S.E. Holgate & McLoughlin

RSVP: Call Janet at 232-4051,
by 10:00 AM, Monday, April 11.

THE NEW EUGENE PERFORMING ARTS BUILDING

"Unquestionably one of the two or three finest Performing Arts complexes in the world"...
Mr. C. Horton of Chapel Hill, NC
Newspaper

"Architecturally, the theater building is unlike any other in design and concept"...
R. Commanday, San Francisco Chronicle

"It could become the prototype of the Concert Hall of the future"...
Mr. H. Schoenberg, New York Times

"Most glorious hall I have ever sung in"...Marilyn Horn

Mr. Gary Bartel, Vice President of The Benny Bartel Plastering Co. or Springfield, Oregon will present a narrated slide show of the "behind-the-scenes" construction of the Eugene Performing Arts Building. You and your spouse and guests will marvel at the beauty, engineering and construction that went into this "once-in-the-lifetime-of-a-city" structure. Mr. Bartel's company was largely responsible for virtually all of the interior construction of the complex. Gary, also is President-Elect of the Willamette Valley Chapter, CSI.

This program will be of particular interest to those people concerned with not only construction technique and materials and architectural design but with "old-fashioned" craftsmanship and good work.

BS by KS

Basic Specs By Ken Searl

Last month I attended the Oregon Council of Painting and Decorating Contractors of America 48th Annual Convention here in Portland. They held several workshops during the Convention and I headed up one called Specifications. I will pass on to you the highlights of this workshop.

First I want to point out that the PDCA has a very fine Guide Specification available entitled "Painting Specification Guide for the Pacific Northwest." If you don't have a copy I suggest you obtain one and if you do have a copy and it hasn't been updated they also have a new update packet. You may contact the PDCA in Portland at 4530 SE 67th Street, 775-1538.

Our Specifications discussion at the workshop mainly covered the following items:

1. Proper relationship of Painting Specifications to up front documents including General and Supplementary Conditions, Division One and all addenda issued during bidding period. It is very important that Painting Contractors obtain all the necessary information and not just the Painting Section. To do otherwise can result in a wrong bid submittal.
2. Look out for weasel clauses, yes, some specifiers still put them in their specifications.
3. How and when to accept sub-strates has been a real trouble maker over the years. Usually the Owner or the General Contractor is in a hurry to get the painting underway and the Painter often times accepts a sub-strate that is not satisfactory. After many years of hearing this old no-win situation we now state in our Specifications that the Architect will inspect sub-strates prior to painting. This information is cross referenced in both the Lath and Plaster sections and the Gypsum Wallboard.
4. Deep tone colors and number of colors within a room or space has also been a problem for years. Many

(please turn to page 3)

president's column

By Don Eggleston

(continued from page 1)

with some continued budget restraints, CSI can function adequately with a dues increase of \$25.00. The Institute dues (without chapter dues) will be changed to the following amounts as of July 1, 1983: Professional and Industry Members, \$100.00; Junior Members, \$50.00; Student Members, \$15.00; and Retired Members, \$20.00. Art and I worked very hard to keep the dues increase to the minimum. We both have support data for these dues amounts; if anyone needs further clarification, please contact us.

The Board acted on three recommendations proposed by the Ad Hoc committee on membership classifications. The Board approved two items for presentation to the membership for Bylaws amendments:

1. Changing the title junior member to "intermediate" member; and
2. Allowing an officer or Director to continue in office until expiration of the term if their membership classification changes after election.

These bylaws amendments will be combined with the other proposed amendments being held by the Institute Secretary and mailed after June, 1983. The Board approved a revised "work functions" list for determining whether a member is a Professional or an Industry Member. This list is up-to-date and more comprehensive than the previous "work functions" list.

A new technical documents program is now available for Chapter production. The first phase of the project manual development guide program, referred to as the "Guides" Program is now ready for Chapter participation. We would like to urge all Chapters to examine the information recently sent to your Technical Documents chairman, and select one or more of these topics to compile this document. This "guide" contains sections on coordination, specification checklist, and inspection checklist. When complete, these "guides" will provide a more complete set of references for the specification writer, combined with other CSI publications. We think that you will find this document series interesting and challenging to compile.

We want to urge everyone to consider attending the Northwest Region Conf. at Rippling River April 21-23. The

Portland Chapter has done a great job of arranging an interesting and entertaining conference. The program and activities should be of interest to all members. We look forward to seeing you at Rippling River in April.

Chapter Meeting Minutes

The March Chapter Meeting was entitled "Bitch Night". The panel that participated was moderated by Les Seeley, D.E.L. Distributing, and included, Gary Sharpe of Harder Mechanical; Mert Lindsay of Portland Public Schools; Tom Benz of Benz Company; Jim Hirte of Colamette Construction; John Crook, Specifications Consultant; and J. Min Luey of Hewlett, Jamieson, Atkinson and Luey.

The points listed below are a summary of the comments by the panel and from the audience:

PANEL

1. Lessen the adversory role.
2. Edit your specifications - If it's not in the project, don't leave it in the specs.
3. Change Orders...if it's a change and it's legitimate, then the owner should pay for it.
4. Structural engineers should pay more attention to concrete slump, tolerances, and see that their notes are not in conflict with other parts of the documents.
5. There should be adequate time to do a job right and on time.

6. Need "High Touch" the human aspect - pride in workmanship, and give and take. Do the job on a handshake rather than on documentation.
7. Calling for a punch list before you are ready is a common complaint.
8. The public sector drags out a consultant selection process.
9. 90% of the problems are with "workmanship", 10% with materials.

AUDIENCE

1. People from outside their normal area are providing products, etc., with little regard for the project. Also, bidders are often "outsiders" to the northwest.
2. There is a need for more performance type specs.
3. Stick to your specifications.
4. It is difficult to bid alternates.
5. Communications between the prime contractor and subcontractors and suppliers should be encouraged.

1983 products fair

The Products Fair is filling up fast -- if you want a booth please call Janet at 232-4051, or the chairman Les Seeley at 232-7582.

Mark your calendar now for May 18 and 19 and come to the Products Fair.

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BS by KS

Basic Specs By Ken Searl

(continued from page 1)

a Painting Contractor has been the low bidder and when color schedules are finally received it is discovered there are many deep tone colors and a whole bunch of spaces with several colors. This situation can be helped considerably if the Specifications list deep tone colors by percentage of total project and to list how many colors are normally required within a room or space.

5. Color schedules are really a no-win situation. Many Painters would like to see the color schedule as part of the original contract documents. In general this just isn't possible. Architects should send out the color schedules as soon as possible to get the project completed as soon as possible, but getting the color schedule out with the original documents is just not about to happen.

6. Under methods of application particular care should be given in specifying. It appears some Gypsum Wallboard is now manufactured with re-cycled paper and how the paint is applied makes a world of difference. Too much sanding will also cause a problem. We specify the wet sponge method and allow very little sanding.

7. Job conditions are very important. Proper temperature must be maintained prior to, during and for a certain period after completion. Good specifications will cover who is to supply heat when necessary and at what temperatures. This information should be in Temporary Facilities and cross-referenced in the Painting Section and other sections requiring heating during construction.

8. Another topic discussed was concrete masonry outside faces. Some specifications do not call for a block sealer prior to placement of paint. This does not work too well in our area. A good block sealer is necessary. Clear sealers without painting are OK if properly applied and are the right type.

These are the highlights and if you need additional information, I'll be glad to discuss it with you or you may call the local PDCA office. It is noted the PDCA revises their Table of Products every two years so one can specify paints from this table with confidence.

northwest region conference 1983

Things are shaping up!
Send in your registration money \$95.00 for members and \$50.00 for guests.

Call Rippling River directly and toll free for your reservations. Please call by April 8, 1983. In Oregon - 1-800-452-4112, all other states (except Alaska) call 1-800-547-8054.

Member participation is needed for the following:

1. Wives with cars to transport visitors to Ladies Program functions on Friday, April 22. This will be a private tour of the Pittock Mansion, lunch, shopping and return to Rippling River.

2. Volunteers, singles or couples to attend the registration booth Thursday afternoon and evening, Friday, all day, and Saturday morning. Pick your time and day and register with Hunt Jones at 654-7455.

3. Members willing to pick up various visitors and speakers at the airport and drive them to the Conference on any one of the three days, please call Hunt Jones so he can keep track of available transportation.

4. Saturday afternoon challenge teams:

Golfers call Don Eggleston at 228-6444 to register.

Horseshoe Tossers call Ivan McCormick at 226-1431 to register.

If any Tennis buffs would like to set up a team for that sport call Don Eggleston 228-6444 and make that fact known.

If we have any skiers who would like to volunteer to shepherd visitors up to the mountain on Saturday afternoon via Rippling River bus also call Don Eggleston.

5. Donations have been extremely generous. All but one of the hosted functions have been spoken for. If we can raise another sum (\$200-300) we can offset the cost of a Thursday evening mixer following the Coordinating Council meeting. Four sponsors at \$50-75 each would do it, but any other combination is just as acceptable. Call Dick Ehmann at 644-4222.

6. Sponsored awards, gifts, door prizes for various functions are needed. Items like bottles of Oregon wine, box of apples, canned salmon, or other things of a local nature would be welcome. Masonry and Ceramic Tile Institute has started the ball rolling on this. Call Bob Klas, 644-4222. The more we get, the more fun we can have giving it away.

The current list of sponsors includes:

Ceiling and Interior Systems Supply, Inc. (CISSI)
D.E.L. Distributing Co.
Masonry & Ceramic Tile Institute
Masons Supply Company
Mohr Construction Systems
Thomas Architectural Products
Tarkett, Inc. Floor Products
Western Block Co., Inc.

May we add your name to the list?
Call Dick Ehmann, 644-4222.

Board of Directors Minutes

March 1, 1983

PRESENT: Dick Gira, Betty Sherman, Richard Ehmann, Ken Searl, Janet Styner, Ivan McCormick, Stan Nelson, Jim Davidson, Bill Merritt and Don Eggleston.

The minutes of February 1, 1983 were reviewed and approved as written.

Ivan McCormick presented the Treasurer's Report for the month ending February 28, 1983. The Treasurer's report was approved as published.

The Nominating Committee reported that a slate was being compiled, although there was no President-Elect at this time.

Janet Styner reported that the exhibitors flyer for the Products Fair has been mailed.

Dick Ehmann reported on the progress of the NW Region Conference. All is going well and Dick will make a report in the April issue of THE PREDICATOR, asking for volunteers.

Dick Gira reported on the "Bitch Night" program for next Tuesday's meeting. The panel is formed and all plans are being finalized.

The meeting was adjourned at 12:50 PM.

"From the Membership"

FROM: AD-HOC COMMITTEE, Jim Davidson Chair; Committee Members: Jim Duty, John Wallace, Roy Jaeger, Dick Carlson, Byron Jones, and Jerry Van Scoy.

SUBJECT: Partial Report of Study on Resilient Floor Covering and Concrete Slab Moisture.

Because of the increasing use of land with water table problems, it is imperative that special care and consideration be given to sub-surface water and run-off water to avoid damage to installed resilient flooring. Careful planning and close monitoring of slab construction are essential. Because of the insidious capacity of hydrostatic pressure to wick moisture through concrete slabs, it is strongly recommended the following steps be taken:

1. Over suitable and accepted subgrade place 4"-8" of washed and 1-1/2" to 3/4" graded gravel, not crushed rock or inorganic material. Gravel provides much better drainage. Place a leveling bed of 1"-2" of sand over the gravel to prevent moisture barrier puncture;
 - a. Gravel bed shall have a positive gravity outflow to resist the building of hydrostatic pressure;
 - b. If gravity outflow is not possible, mechanical methods should be used to achieve this with drain tile, well points and/or sump pumps;
2. Place a moisture barrier such as Fortifiber (St. Regis) Moistop 1 or W.R. Meadows SealTight "Premolded Membrane" over the gravel leveling bed with the joints treated as specified by the manufacturer. No penetration of moisture barrier permitted for construction purpose by screed pins, wood stakes, etc. Required penetrations must be sealed. Cross reference moisture barrier in 09650;
3. Place a 2" bed of sand over the moisture barrier. The sand must be as dry as possible to facilitate drainage of moisture from the slab. For concrete with water reducing admixture this 2" bed of sand is not required.
4. Concrete must have minimum

strength of 3,000 psi and have a slump of 5" maximum.

Close adherence to, and inspection of, each of these steps will assure the best possible conditions for subsequent floor installation.

"From the Membership"

We are constantly in pursuit of better roofing performance but often are frustrated in that pursuit by many factors. We can, through a joint effort, eliminate some of our problems with a little forethought through enforcement of specification requirements.

In the past an "approved" roofing contractor was a meaningful title for a conscientious roofing contractor. The plethora of "approved" roofing contractors has caused some manufacturers to add more stringent requirements to the "approved" applicator application form and a new concept of approving contractors has developed: The Systems IV Roofing Applicator or, the Certified Roofing Contractor. Today, with some manufacturers, an "approved" roofing contractor may install "bonded" roofs with liabilities up to \$50/sq. - a "certified" roofing contractor may install "bonded" or "guaranteed" roofs with no maximum liability except for consequential damages for periods as long as 20 years if the proper specs are utilized. You now have the choice of selecting a roofing contractor with the degree of factory support you want.

Thanks to the economic situation and to the dramatic increase in the number of new roofing systems, several pitfalls await the specifier:

1. Manufacturers are approving contractors after they get a job, or on a "job to job" basis;
2. Manufacturers new to the roofing industry approve contractors with little experience and unproven financial ability;
3. Manufacturers with "familiar" names are specified, but have no local or even regional representation;
4. Manufacturers are specified without being required to produce proper documentation of UL or FM approvals; and
5. Specifiers approve or specify a mix of products that are not manufactured by the primary roofing

manufacturer, thereby eliminating single source responsibility.

One line in a specification (or, for you wordy specifiers, maybe a paragraph) is all that is necessary to insure that your contractor has factory support. A second line (or paragraph) can insure that systems have UL or FM approvals.

Example:

Roofing contractors bidding work specified herein must be an "approved" or "certified" (choose one) roofing contractor by the primary roofing products supplier - require the manufacturers you specify or approve to furnish you a list of approved or certified contractors prior to bid date.

Please let us encourage you to specify "approved" (limited factory support), "Systems IV" and "certified" (full factory support) applicators, specify materials from local, experienced representatives, conduct pre-roofing conferences, and begin engaging the services of qualified full-time inspection services.

There are many of us who would be happy to help you if you have any questions. Just give me a call.

C. Keith Schaber, CSI
Sales Representative
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National Roofing Convention

The 1983 National Roofing Contractors Association Convention was held in San Antonio, Texas, February 21-25. "Pursuit of Excellence" was the theme. NRCA President John Bradford established a goal of increased professionalism for the industry.

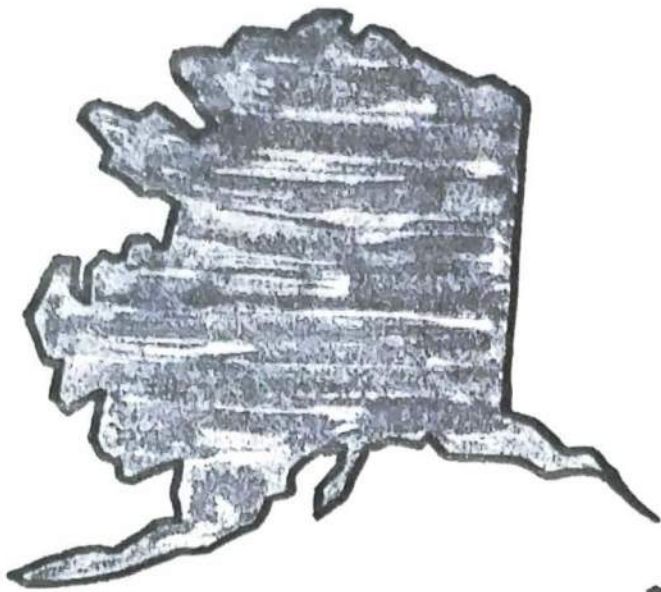
The NRCA announced the "Accredited Roofing Contractors" program. For a contractor to participate, all categories of his personnel must complete a specific number of study hours in certain suggested areas, and be requalified annually.

The first edition of the NRCA "Roofing Materials Reference and Guide" has been published. This guide is intended to provide information in a standardized format, about physical properties,

(please turn to page 5)

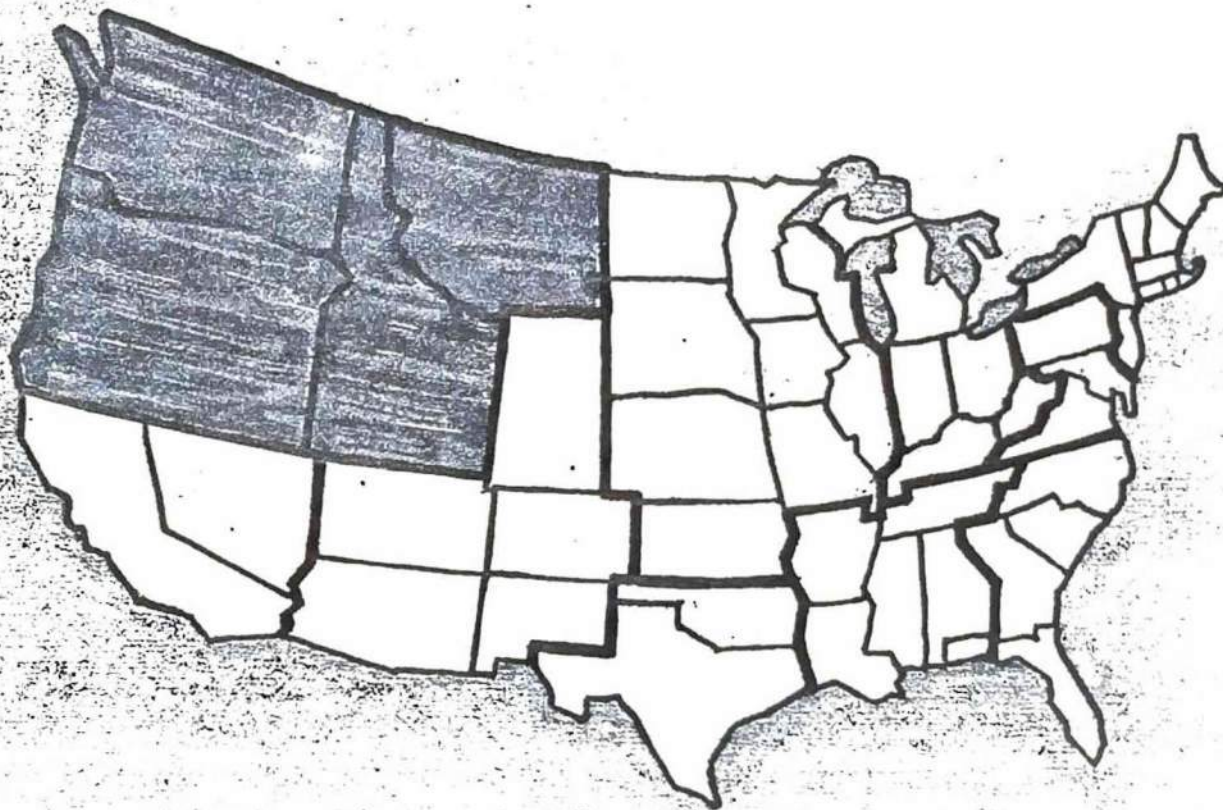
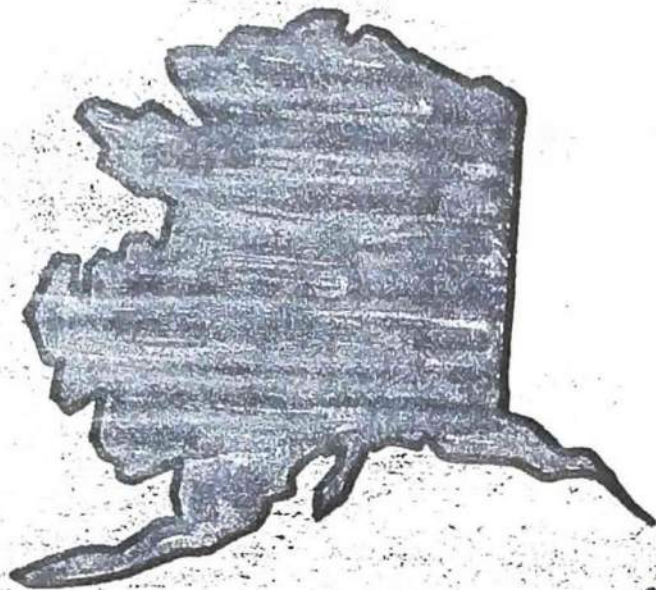
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from the
Northwest
Region's
point of view



CSI - USA

from the
Northwest
Region's
point of view



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National Roofing Convention

(continued from page 4)

basic system design, warranties and dates of earliest installations. Participating BUR, Elastomeric, Plastic and Modified Bitumen systems are included in the guide, which will be updated 3 times a year (\$85.00/year available from NRCA 8600 Bryn Mawr Avenue, Chicago, IL 60631.)

The Single-Ply Roofing Institute (SPRI), an association of single-ply manufacturers and marketing companies, announced the approval of their technical document "Insurers Performance Criteria and Test Methods for Single-Ply Sheet Membrane Roofing Systems in Insulated Steel Deck Construction". SPRI is working with the NRCA on product safety and installation education and with ASTM committees on elastomeric material and installation standards. (SPRI 1800 Pickwick Avenue, Glenview, IL 60025).

A new standard specification for urethane and isocyanurate foam roof insulation is available from the Thermal Insulation Manufacturers Association (TIMA). It covers thermal resistance/conductance, compressive strength and dimensional stability. TIMA is a group that has also worked towards standardization of R-value aging/thermal test procedures for urethane/isocyanurate products, published in their Tech. Bulletin 281-1. (Roof Insulation Committee/TIMA 7 Kirby Plaza, Mt. Kisco, NY 10549).

It was evident that the Roofing Industry has been changing rapidly over the past few years. The Exhibits included displays of many single-ply suppliers; established companies and new entries. The major BUR manufacturers were represented, as well as insulation and related roofing products. Single-ply manufacturing or marketing programs were unveiled by several conventional BUR manufacturers.

Having attended past conventions, the absence of business sessions to stage "Great Debates" about the various "new" vs "conventional" roofing systems was noticeable. There was, however plenty of discussion in the hospitality rooms and the convention floor about the many different systems available today.

Market research released at the convention indicated that installation of single-ply systems increased to 26% of the non-residential roofing market in 1982, from 18% in 1981.

The single ply market was divided 60% EPDM, 16% PVC, 18% MB, 6% other.

There were several interesting new product developments at the convention, which Northwest specifiers should be hearing about soon, from local representatives.

Tom Mohr
Mohr Construction Systems

Board of Directors Minutes

February 1, 1983

PRESENT: Ivan McCormick, Ken Searl, Hunt Jones, Dennis Destefano, Stan Nelson, Bob Strickler, Bill Merritt, Dick Gira, Bruce Townsend, Jim Davidson, Dick Ehmann, Bob Klas, Janet Styner, Betty Sherman.

1. The Ad-Hoc Committee, headed by Jim Davidson, reported their recommendations concerning flooring problems related to moisture.

Mr. Jim Duty reported the findings and recommendations to the Board of Directors in the form of written suggestions. Bruce Townsend felt that the report should be expanded and presented to the membership.

2. The minutes of December 7, 1982 and January 4, 1983 were reviewed by the Board. Bob Strickler moved; Dennis Destefano seconded the motion to accept the minutes as published. Passed.

3. Treasurer's Report: Ivan McCormick presented the Treasurer's Report for the month ending January 31, 1983.

McCormick moved; Townsend seconded the motion that the Treasurer's Report be accepted as presented. Passed.

McCormick asked the Board if the Chapter planned to raise their dues for Fiscal Year 1983-1984. Being as a dues increase would need to go to a vote of the membership, it was decided to report the Chapter dues to the Institute as they now stand.

5. New Business:

- a. It was pointed out that the Institute has written to all CSI Members soliciting donations to help with their financial problem. No action taken by the Board.
- b. The Board discussed following up on guests at the Chapter Meetings to promote membership. It was decided that a Guest Book

would be purchased to record those non-members who attend the meetings.

c. Bob Klas asked the help of the Board for nominations for awards to be given at the NW Region Conference. Klas would like recommendations by the first of the week of February 7.

d. Pat Murphy has been asked to chair the Nominating Committee this year. He will be contacting members to enlist their services.

e. Dick Gira indicated that he was concerned about the Chapter's office situation. Gira and Merritt both felt that the CSI should be associated with another organization as it was when it rented from AIA. Don Eggleston will be asked to address the problem. The meeting was adjourned at 1:10 PM.

Letter To The Editor

March 8, 1983

Mr. Ken Searl
THE PREDICATOR

Dear Ken:

I was perusing the March 1983 issue of THE PREDICATOR and discovered on page 3, column 3, paragraph 2, a statement to the effect that Portland does not require sprinkler systems in buildings over 75 feet high. I don't know whether this was a misquote of typographical error but in any event, let me set the record straight at this time.

The Fire Regulations (Title 31) of the City of Portland has adopted and incorporated by reference the entire Uniform Fire Code, 1982 edition, and the Uniform Building Code (UBC) 1979 edition. Chapter 18, Section 1807 of the UBC provides for either an approved sprinkler system or compartmentation in buildings over 75 feet tall.

It has been the policy and will continue to be the policy of the Fire Marshal's Office to continue to require these systems in new construction and to retrofit existing buildings under Oregon Administrative Rules, Chapter 837, where it is deemed reasonable and prudent by the Fire Marshal.

I sincerely hope this will clear up any misunderstanding that might have existed.

Sincerely,
ROBERT E. HAYDEN
Fire Marshal

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N.P.

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the predicator



volume 22, number 9 construction specifications institute, portland chapter

may, 1983

President's Column

By Don Eggleston

I feel it necessary to pass on an observation about our membership. I feel that the majority of our professional members are apathetic about the Construction Specifications Institute. What, who me, you ask! For those of you who attended the April Chapter meeting, you know that we have not yet fulfilled our Board for next year. We have not been able to get a professional member to accept the position as president-elect.

My statement about the majority of professional members being apathetic about their organizations includes other professional societies like the American Institute of Architects. Professional organizations like CSI depend on member involvement at all levels and from all groups. There are 109 professional members and 126 industry members for a total membership of 235, so we have about a 50-50 split in membership, but it seems that industry members are more than willing to carry their share.

While we had a good turnout of professional members at the April Chapter meeting, more than many could remember, the Chapter and the industry members expect a good turnout at the Products Fair, May 18-19, at the Memorial Coliseum. If you think I was too harsh and want to get involved, give me or Dick Gira a call and we'll help get you involved.

BS by KS

Basic Specs by Ken Seerl

In the last issue of Forms and Function Magazine, published by United States Gypsum Company, there was an article regarding the use of steel stud walls in the warm Southwest areas of our country. One statement that reached out and caught my attention was that in using steel studs, they could put the building together faster because steel studs were more stable with less warpage than wood studs; plus the fact they had no nail pops in the gypsum wallboard and could place exterior wall finishes first with no danger of inside hammering

damaging exterior stucco finishes. All of this got me stirred up, and I did some investigating. It seems nails are still being installed throughout the country, but I can't figure out why. We have specified bugle head screws to fasten gypsum wallboard to wood for several years and have not encountered any nail popping or other problems. For those of you out there still specifying nails, I suggest you consider changing to screws of the proper size and type.

Now to change the subject; there is a new item appearing on the marketplace and that is air operated strikes, deadbolts and security devices manufactured by Air Lock Company of Newberg, Oregon. I have seen a demonstration of their products and was impressed with the operation. One advantage is if a total power failure is encountered, the reserve air in the compressed air storage tank will maintain security for some time. I believe the system operates on 70 psi and the air lines are heavy duty plastic, similar to that used with dental chair equipment.

On April 5, 1983, the joint committee
(please turn to page 2)

coming Chapter Meeting

The June Chapter Meeting, the last one of this year, will be a social affair. Riebel International has invited us to take a cruise up the Willamette River on their boat "Friendship". Boarding will be between six and six-thirty the evening of Tuesday, June 14, 1983 at the Riedel International yard along the Willamette River in North Portland and will return around ten that same evening.

The size of the boat will limit the number of people to sixty, only CSI members and one guest, and reservations will be on a first come first serve basis, starting at 8:30 AM Wednesday June 1, 1983.

The dinner will be \$9.00 per person and will include lasagna, antipasto salad, garlic bread and carrot cake. There will be a no-host bar on board.

Chapter Meeting

DATE: Tuesday, May 10, 1983
TIME: 5:30 Social
6:30 Dinner
7:30 Program
PLACE: Osbeck's Rose Manor Inn
4534 S.E. McLoughlin Blvd.
COST: \$9.00 per person
RSVP: Call Janet at 232-4051,
by Monday, May 9th at
10:00 AM.

The May meeting will be a panel discussion by the Portland Development Commission which will update current development activities. The 25-year old agency is responsible for several major downtown development projects as well as historic preservation, housing rehabilitation and economic development efforts.

The panel will be moderated by Janet Burreson, Administrative Assistant to the Executive Director. Panel members will include:

Elaine Howard, Project Coordinator for Housing, will outline current single and multi-family housing programs and highlight new projects such as the Old Forestry Commons (previously known as Forestry Center Site), and Recycle and Homestead Programs.

Gary O. Molyneaux, Project Coordinator for Economic Development Department, will discuss current economic development efforts, including business retention and the strategy for the Northwest Target Area.

Christopher Kopca, Project Coordinator for Downtown Development, will present a slide show over-view of current downtown development including the Morrison Street Project, the South Waterfront Project, Greyhound, the proposed Convention Center and new developments in the historic districts.

A question and answer period will follow the presentations. As always, spouses and guests are welcomed and encouraged to attend.

BS by KS

Basic Specs by Ken Seairl

(continued from page 1)

of AGC-AIA-CSI met in the AGC Building, out in the boon docks on the way to Salem. Our discussion covered contract closeout procedures and a preliminary discussion regarding when a subcontractor list should be furnished in connection with bidding and contract award. This latter item will be on the next meeting's agenda. As yet we have not reached a consensus of opinion, but within 48 hours after bid opening seemed agreeable to most members of this committee. There was also some discussion regarding the possible formation of a bid depository or registry for mechanical contractors in the Portland area. Another item briefly discussed: why is it that some owners and architects go to great lengths in the selection of a general contractor bid list, and then pay no attention to the sub-contractors and suppliers? On certain work, such as hospital construction, not every sub-contractor has the expertise to do the work properly. These are the highlights of the meeting. The next meeting is scheduled for 10 AM, Tuesday, June 7. If any of you want to put in your 35 cents' worth on any of our items of discussion, or want an item discussed, call me and let me know, and I will bring it up at the next meeting.

Chapter Meeting Minutes

APRIL CSI MEETING

Gary Bartel, Vice President of The Benny Bartel Plastering Co. of Springfield, Oregon, narrated a slide show on the construction of the Eugene Performing Arts Center. He placed special emphasis on the interior construction and especially the lathing and plastering used in the performing arts building. Steve Fowler, with Todd Building Company, (The Construction Manager), was reintroduced because he had been the Project Manager.

Eugene Arts Foundation of the City of Eugene obtained the funds for the building; no state or federal dollars were used. They are trying to obtain enough money to have operating funds paid for by interest from endowed funds.

A New York architectural firm, Hardy, Holzman and Pfeiffer designed the building. This firm specializes

in design of concert halls and museums.

The building consists of three sections:

1. small concert hall
2. core area with technical and sales services, and rest rooms
3. Large concert hall

The saw tooth design of the exterior of the building is representative of the mountains of Oregon. The lobbies have high ceilings resulting in some large veneer plastered wall areas. A double layer of board was used for these veneer plastered areas to avoid control joints. The carpeting was designed to represent the foliage in Oregon. The Douglas fir timbers for the columns were donated. They show checking but are structurally sound.

The first project was to fire proof all interior structural steel. Grace "Monocoat" was used.

The 2500 seat large hall has veneer plaster, conventional plaster and ornamental plaster. The basket weave ceiling has conventional plaster on the panels and is in the form of an upside down bowl. It is 90 feet from floor to ceiling and the panels are 16 by 14 feet. Two inch wide steel strips (up to 40 feet long) for support of the basket weave ceiling in the large hall, were welded to the structure. The basket weave ceiling work began in the center, one panel at a time and worked out. The ends of each panel are tucked each under the other by 1 foot making the ceiling look like it is actually woven. Once the metal lath of the panel was installed, the panels were plastered with scratch, brown and finish coats, total thickness 1 inch. To work on the ceiling, extensive scaffolding was used so the workers were standing on a floor made of scaffolding just below the ceiling while they installed it.

The architect was reportedly impressed with the basket weave ceiling because he had the concept and wasn't sure how successfully it would be built. The architect and the acoustical consultants had analyzed the basket weave ceiling to predict it would be acoustically acceptable.

Balcony railing fronts in the large hall were made with ornamental plaster, 3 1/2 feet high, following the curves of the balcony. They established the contours of the fascia by enlarging the drawings to make a full sized cardboard template and then a wooden one with a steel edge. Plaster was put on lath which had been formed to the basic contour

of the railing. Then the template was used to fine tune the contour. The plasterers ran the template over the scratch and brown and finish plaster coats, and filled in the voids between plaster and template. Rollers were used at the top and bottom of the template to allow easier movement.

Openings for light housings were left in the balcony front. Ninety light housings were cast separately. The plasterers set them in place, finished the edges of the castings, and sanded the entire balcony rail.

The wood slat ceiling in the back of the large hall was made of hemlock strips which were snapped into place and held with clips on metal framing. Slaters were also tongue and groove. (See pictures in the 1983 Sweets Files.)

The small hall had 228 pyramids which extend out a foot from the wall. The metal lath framing was prefabricated and placed in position. A laser was used to line up the pyramid points in both the horizontal and vertical directions. Once set in place the pyramids were plastered. The ceiling in the small 500 person hall is open and equipment is visible.

Sound board was installed above the basket weave ceiling in the large hall for acoustics. Varying amounts of sound insulation were used in the walls. Two visible catwalks are used in the basket weave ceiling of the large hall with the front catwalk having 90 microphones and the back catwalk having 90 speakers. These speakers and microphones are in sequence and computer picks up differences in frequencies and adjusts. Several slides illustrated the painting work, which included gold leaf.

All in all a very interesting building; the presentation about it made a very interesting meeting.

1983 products fair

The Products Fair is filling up fast -- if you want a booth please call Janet at 232-4051, or the chairman Les Seeley at 232-7582.

Mark your calendar now for May 18 and 19 and come to the Products Fair.

Portland Chapter Construction Specifications Institute

9th Annual Products Fair



Portland Memorial Coliseum

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Portland, Oregon

**May 18-19
1983**

Exhibit Hours. May 18 and 19 from 11:30 AM to 6:30 PM.

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Window Visions, Inc.
Women In Construction

Minutes

April 5, 1983

PRESENT: Dick Gira, Bob Klas, Dick Ehmann, Ivan McCormick, Bob Strickler, Les Seeley, Jim Davidson, Betty Sherman, Dennis Destefano, Janet Styner, Hunt Jones, Lee Kilbourn.

1. There was a discussion of the Northwest Region '83 Conference. Ideas to finish up the loose ends were exchanged and volunteers from the Board enlisted to expedite details.

Hunt Jones made a motion to take a suggestion to the Regional Coordinating Council, that age limitation be deleted from the requirements for retired status in the Institute. Bob Strickler seconded the motion. Passed.

2. The minutes of the March 1, 1983, Board meeting were reviewed and approved as published.

3. Ivan McCormick presented the monthly Treasurer's Report. The Board accepted the report as presented.

4. Old Business:

a. Dave Thomas has been elected Regional Director.

b. The Institute Education Committee has developed a new "Guides Program" that is available to the Chapters, and will be published and marketed. Stan Nelson will review and report to the Chapter.

c. An update on the Products Fair was given. Still booths available.

d. Jim Davidson reported that a portion of the Ad-Hoc Committee's report is published in the April PREDICATOR.

5. New Business:

a. The Portland Chapter CSI has been awarded the Institute Education Commendation Award, to be presented in the opening ceremonies at the Kansas City Convention in June.

b. The June Chapter meeting will be a river trip on June 14. The trip is limited to 60 people. Reservations will be accepted beginning at 8:30 a.m. on June 1.

The meeting was adjourned at 1:00 p.m.

Respectfully submitted,

Janet H. Styner, Secretary

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The Construction Specifications Institute
**Twenty-Seventh
Annual Convention
and Exhibit**

Kansas City, Missouri
June 24-26, 1983

the Membership

INSTITUTE DUES INCREASE

JULY 1, 1983

As reported in these columns last month by our Region Directors, Institute dues will go up soon. For applications forwarded to the Institute after June 1, 1983 the new rates will apply.

So, including dues for Portland Chapter, which remain unchanged, the new rates will be:

Industry and Professional: \$120.
Junior: \$60.
Student: \$20.
Retired: \$12.

Members Emeritus: no annual dues.

The Portland Chapter Membership Chairman, Lee Kilbourn has an abundance of applications. Many folks reading this are not members of the Institute. Lee says he's had some phone calls from folks with the mistaken impression that since they were getting the predicator they were CSI members.

The best way to tell if you are a member is to see if you've been sent a membership card with your member number and chapter number on it.

Another way to tell is to remember if you've read the March 1983 issue of The Construction Specifier - the one with six articles on Restoration and Renovation. They began on page 42 and continued (with a modest amount of advertising) to page 79.

A third way to tell if you are a CSI member is to recall Bob

Vansant's story titled "Whitton v. Paddock" in the CSI Newsdigest - there are now more broad boundaries of nonrestrictive specifying for public procurements. Do they fit your work?

What about the six technical sessions at the June Institute Convention presenting Computer Aids for Designers, Builders and Manufacturers? There will be other topics, also.

So, if you've been waiting for a better time to join CSI, it has come. Prospective Industry and Professional Members, sign your application, get your check for \$95 and send them both to the Chapter at the return address shown.

Junior members (folks without proper technical qualifications or the required experience for full membership) need \$35; Students \$11.

DO IT NOW.

the predicator

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the predicator



volume 22, number 10 construction specifications institute, portland chapter

June, 1983

President's Column

By Don Eggleston

It is now the time to sit down and write my last President's Column. I approach the task with both joy and sadness. The President's Column, as I have been told by past presidents and as I am telling future presidents, is probably the single hardest task to do each month. Therefore, the joy that this is the last column, the sadness because it is one of the last functions that I will perform as President of the Portland Chapter.

I have very much enjoyed my year as President. I could not have done it without your support and confidence. We had a busy year since hosting the Northwest Region Leadership Training Conference; having Governor Victor Atiyeh as speaker at our September meeting; having strong attendance and

interest in all of our programs each month; hosting the Northwest Region Conference in April; having our 9th Annual Products Fair in May and concluding with a social meeting during a river cruise.

I have tried to write columns that provoke thought, response and involvement. Without all of you in the Chapter being involved, the Chapter would mean nothing; with your involvement, it means everything. I have been very thankful for your support, the support from the members of the board, and the support of all the committee chairpersons and committee members.

I wish Dick Girasuch as your President for next year and hope you support him as much as you have me. It has been fun and a pleasure serving you, the members of the Portland Chapter CSI, as your President.

Thank you.

BS by KS

Basic Specs by Ken Searl

In a recent issue of the Daily Journal of Commerce, Bill Merritt, one of our CSI chapter members, authored an article entitled, "Review of Shop Drawings Invitation for Catastrophe." It is a very interesting article and has a lot of merit (no pun intended), but the statement that architects shouldn't review shop drawings really grabbed me. I have been a sponsor to eliminate shop drawings for many years. Talking about it and getting the job done is two different things. On the other side of the coin, we have problems not previously discussed.

After reading the article I contacted some of our consulting engineers for their opinion. I asked our structural engineer who has been in business for over 40 years if he had ever reviewed a shop drawing that was correct including rebar submittals. He thought for a while and said no he had never seen a correct shop drawing the first time around. I don't believe this means the preparer of the shop drawing always threw it together with the thought that any needed corrections would be made by the engineer or architect. Our other consulting engineers agree that shop drawings are generally needed.

Let me tell you a story about finish hardware. For years the architect lists in the specifications what the hardware requirements are and the lucky hardware firm prepares a schedule and sends it to the architect for approval or acceptance. Here again, I have yet to look at a schedule that was correct. (Some were nearly so.)

I decided to cut out the back and forth business of schedules because for one thing if I made a mistake in the original specifications, most hardware companies would just copy it verbatim. (There are some exceptions, some companies do really check things.) Another reason as you probably know, all this back and forth business caused the hardware to arrive on the job very late. At best hardware delivery is

(please turn to page 2)

Chapter Meeting

TIME: 6:00-10:00 PM

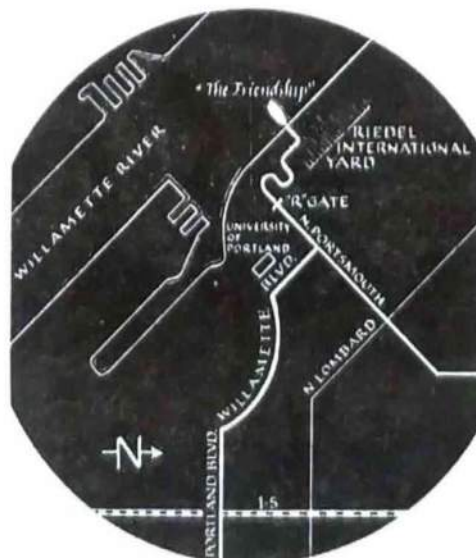
WHAT: River Trip

WHEN: Tuesday, June 14, 1983

WHERE: Riedel International Dock
Foot of North Portsmouth

COST: \$9.00 per person

RSVP: Reservations were accepted starting at 8:30 AM on June 1, 1983. The trip is limited to 60 persons. CSI Members and one guest are invited to attend. Call Janet at 232-4051 to inquire about available space.



BS by KS

Basic Specs by Ken Searl

(continued from page 1)

very slow. Anyway I changed out hardware specifications so that what you see is what you get by listing in the specifications to order the hardware as soon as contract is signed or words to that effect. In other words to use the schedule as listed in specifications. Well, lo and behold, some companies took me up on this and some continued to supply their version of a finish hardware schedule for our approval. I look them over and return them with the notation "not required" and usually list any deficiencies they made in copying from the specifications. I've even had them tell me when they are going to get the approved schedules so they can order the material as they can't order without approval.

I then ask them to show me in the contract documents where it says all this. Aha this stirs them up. I guess what I'm saying is no matter how you handle items where schedules or shop drawings have been a way of life for years, it's going to be very difficult to eliminate them entirely. Although I don't agree 100% with Bill I agree in spirit and hope someday we do find a way to eliminate all or most shop drawings.

Board of Directors

1983-1984 Board of Directors

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PRESIDENT-ELECT

Betty Sherman

SECRETARY

Janet Styner

TREASURER

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DIRECTORS

Professional

Dennis Destefano

Greg Ross

Bruce Townsend

Industry

Karen Akeson

Hunt Jones

PAST PRESIDENT

Donald Eggleston

Chapter Meeting Minutes

May '83 CSI Meeting

JANET BURRESON, Coordinator of Information Services for the Portland Development Commission outlined the Commission's early history.

The Portland Development Commission was started 25 years ago. Their first effort was the South Auditorium Project. In the mid '60s they began work with Portland State University to assemble a campus and with the Emmanuel Hospital Development.

During the 60's they also got involved in housing. They have about 100 employees and about half of them work on housing projects. The Commission also has an active Downtown Development Program with a number of major downtown projects currently underway. A recent activity is economic development and they are trying to take a regional - multi-county approach.

ELAINE HOWARD, Project Coordinator for Housing outlined the history of the housing aspects of the Portland Development Commission. Housing Rehabilitation began in 1965, by rehabilitating inner northeast neighborhoods by upgrading existing housing for single families. In 1974 the Housing Policy was established to:

1. Replace lost housing stock
2. Rehabilitate existing housing stock
3. Create new housing stock

There are three types of housing activities at the Portland Development Commission:

1. Single family
2. Multi-family
3. Special projects

Loans are of various types:

1. no interest for the poor and elderly. They are loaned money without interest and do not have to repay until the house is sold.

2. 3% or 6% interest loans for those whose income is 80% or 100% of median income.

3. 12% interest loans for those whose income is 135% of median income. This is a partnership with 14 private loan institutions.

The Portland Development Commission

has made approximately 10,000 loans and are the third largest lender in the State of Oregon.

4. Multifamily loans began in 1974. Have assisted more than 2000 housing units mainly in downtown. One half of rehabilitation is financed from HUD (Housing and Urban Development) funds at 3% interest and the rest from market rate from a commercial lending institution.

5. SRO - Single Room Occupancy. One room has everything needed for an individual, with communal kitchens and bathrooms. The Federal Government felt this was not acceptable housing to use Federal funds on. Portland has obtained permission for a special project with five developers. Portland's program will be evaluated by Federal Government to see how it works. The program could be expanded nationally if the results are positive.

Housing information is computerized and thus the Portland Development Commission can obtain information as needed by the Federal Government on this project.

6. Special projects.

a. Vocational training program with Benson High School. Portland Development Commission purchases a vacant lot. Benson students design and build a house which the Portland Development Commission sells. In view of economic situation and since houses weren't selling, Benson is now becoming more aware of the marketing aspects and incorporating those into their program.

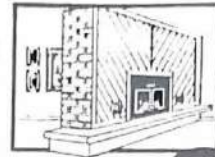
b. Recycle Housing - The Portland Development Commission purchases houses and rehabilitates them and sells them to low and moderate income homeowners. They are designed to be purchased by low income families with a first mortgage at 9 3/4% interest, 5% down payment and a deferred payment loan of \$7,500 from the Portland Development Commission. All must be owner occupied and must agree to live in house 3 years. The price range is \$39,000 to 41,000. There have been no mortgage defaults or foreclosures in this program.

c. Urban Homestead - The Federal Government has mortgage foreclosure properties. The Federal Government transfers those properties to the Portland Development Commission. The Portland Development Commission gives the home to people who agree to rehabilitate them to the Portland Development Commission's specifications. They do the

(please turn to page 3)

NEW PRODUCTS

When centrally located in your home



The forced air heating system can heat the entire house.



TWIN GLO

The **FIRST** and **ONLY** see-through, zero-clearance unit to provide efficiency, while retaining the natural beauty of a conventional fireplace. Placed in the center of your house, the Twin Glo will send vital heat waves throughout the entire living space.

Features include:

- Dual heat converter
- Optional fan
- Outside air source, guaranteeing efficient combustion
- Two-door glass panels, providing a tight seal, yet allowing full view from both sides
- Heavy gauge steel construction
- Complete damper closure
- Optional Brass Trim Kit

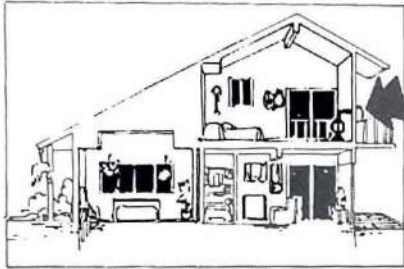
The Twin Glo model is easily installed, as either a zero-clearance or masonry unit. It has been U.L. tested and listed.

Specifications

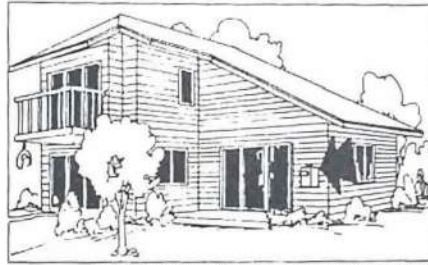
Height—40 1/4"	Tempered Glass Doors
Width—44 1/2"	Chimney—10" or 8"
Depth—26 1/4"	Weight—350 lbs.

The CHIMNEY ELIMINATOR

SAFE-T-CHIM



FAST, EASY AND AFFORDABLE INSTALLATION



REPLACES CONVENTIONAL METAL OR MASONRY CHIMNEYS.

NO MORE CHIMNEY!

THEY SAID IT COULDN'T BE DONE AND WE'VE DONE IT
Now you may install your air tight wood stove or fireplace anywhere you wish in either a new or existing home. In your living room or den. In your family room or bedroom. Upstairs or downstairs, wherever you and your family will benefit from an additional heating source. Not only is greater efficiency achieved, SAFE-T-CHIM is easier and less costly to install than a conventional metal or masonry chimney, as efficiency is enhanced through optimized draft control, creosote formation and the costs associated with chimney maintenance are reduced.

SAFE-T-CHIM provides safe and efficient wood burning backed by our exclusive full 3 year factory warranty. You see, WE HAVE REALLY DONE IT!

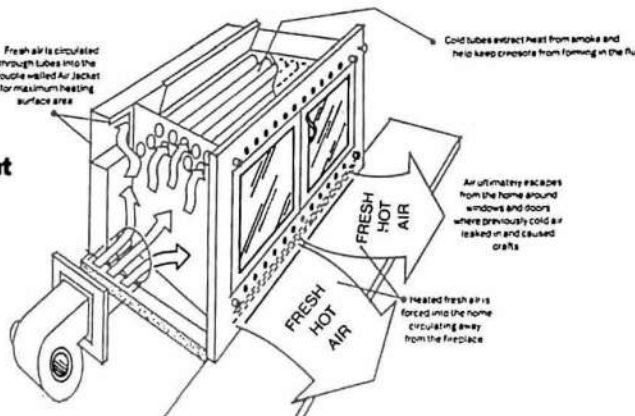


A GREAT NEW PRODUCT
IN THE HEAT-N-GLO TRADITION.



The modern miracle of home heating technology can turn your fireplace into a complete home heating system.

The Super Efficient Heat Exchanger



FACT: A custom built Hearth Heat system is seven (7) times more efficient and can send fresh air heat into every corner of your home, evenly distributing the heat and eliminating drafts or leaks. You can even tie into existing ducts if desired.

FACT: The beauty of a custom designed installation and your increased comfort will give you immediate benefits and pay you warm dividends for years to come.

A unit that can be designed by you to meet the needs of your fireplace designs. For new and old construction. [Sizes, frames, shapes, finishes your choice.]

THE FIREPOWER 22
The first of a totally new generation
of solid fuel home heating systems that
produce maximum heat with minimum fuel

PRESSURIZATION: With the FIREPOWER 22 Fireplace System, you can enjoy the cozy feeling of a fireplace while knowing that it is heating your entire home. By using outside air for both heat and combustion, the FIREPOWER 22 efficiently circulates warm pressurized air while replenishing fresh oxygen for a more comfortable environment. Plus, the FIREPOWER 22 works to substantially lower your monthly heating bills by efficiently burning most of the wood's energy.

The unique FIREPOWER 22 combustion airflow principle reduces creosote buildup and virtually eliminates a smoking chimney. The FIREPOWER 22 is manufactured by Enertec, Inc., the industry leader in wood energy products.

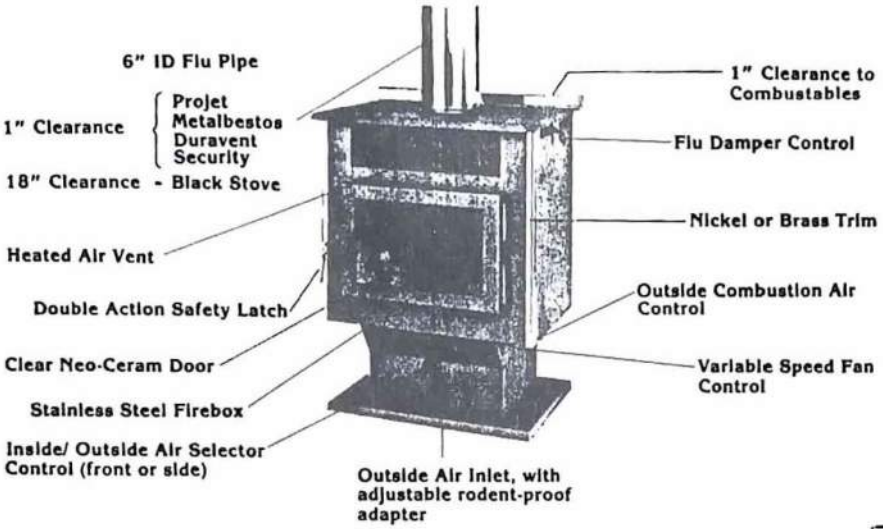
Enertec's painstaking research plus state of the art engineering have been combined to bring you the most efficient fireplace system yet developed.

- 1" clearance to combustibles
- 1" clearance on corner installations
- Mobile Home approved
- Heat transfer efficiency rating 66%, 76,000 BTU/HR
- Air Tight Door
- Variable 400 CFM fan for heated air
- Requires only 16 sq. ft. of floor space
- Tested to UL 1482 --ICBO 3590

Height: 36" Width: 30"
 Depth: 24" Weight: 220 lbs.

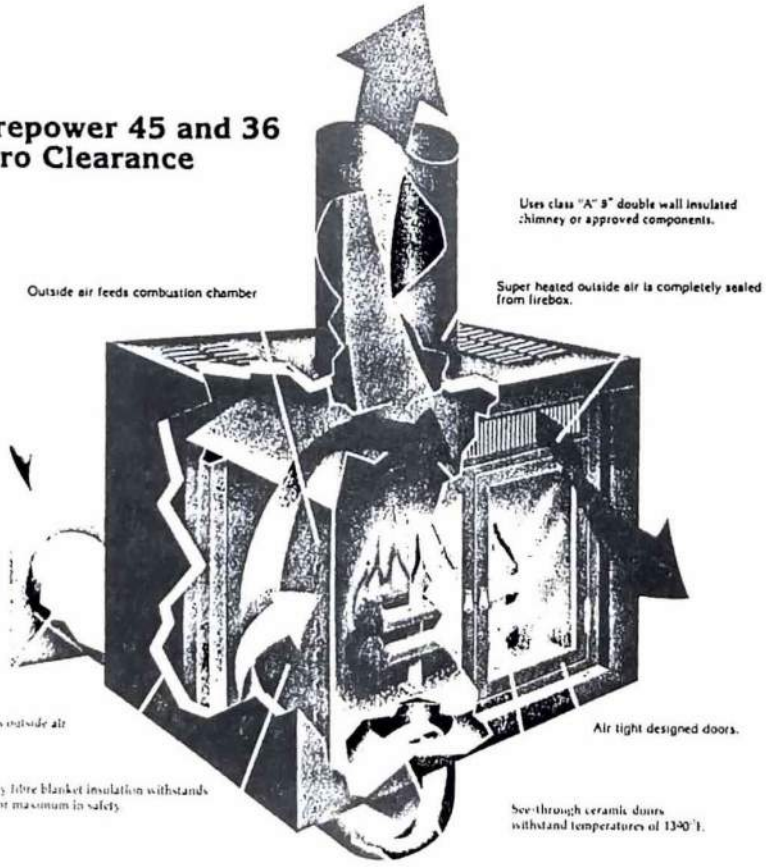
- Outside air, rich in oxygen, is used for both heat and combustion resulting in:
- Heat transfer efficiency of up to 66%
 - Reduced creosote buildup
 - More complete fuel consumption
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 - Cozy, fresh air environment throughout the home
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Complete firebox construction of 14 ga. stainless steel. Warranted for 25 years.

chapter meeting Minutes

(continued from page 2)

rehabilitation himself or hire a contractor and pay \$125 - \$200 per month including principal, interest, taxes and insurance.

d. In 1978 the Portland Development Commission purchased a burned out apartment with the idea of making it into cooperative housing. Had land use problems and due to the time it took to resolve them, they lost their rehabilitation funding. The Portland Development Commission reassessed their scheme and requested proposals for development - The units have been fully rehabilitated and opened last week as rental apartments.

e. Thurman-Vaughan Corridor - This was the area that was supposed to be used for freeway and so the government had purchased a lot of the land. There was uncertainty about future uses in the corridor. The Portland Development Commission got into this area because they were willing to invest money. Rental units were redone into condominiums, and 30 new rental units were constructed.

f. Forestry Center site is also located in the Thurman-Vaughan Corridor. A new 44 unit condominium is under construction. It is a two acre site and was sold to a developer for the purchase price by the Portland Development Commission.

Questions were asked about the concept of "add a rental" and "shared housing". The Portland Development Commission is interested in both concepts. Shared Housing is now being coordinated by the Center for Urban Education. If a defined need was identified in either area in the future the Portland Development Commission would consider involvement.

GARY O. MOLYNEAUX, Project Coordinator for Economic Development Department was the next speaker. This department has been in existence for 2 years. They are mainly interested in economic development in areas outside of downtown and have nothing to do with housing.

A general outline of the approach is as follows:

1. Attract Business - this has been done by inviting people to Portland to see what it is like - Japanese visitors - or by going to other places and telling them about Portland such as the Alaska fly-in.

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They have also enlisted the Chief Executive Officers of Portland businesses to act as ambassadors for Portland.

2. Business retention is next aspect of effort. This takes several approaches. An Annual Survey is sent to nearly 2000 business to determine business climate. An inventory of industrial sites and buildings provides specific information about real estate to expanding or relocating firms. This inventory is updated quarterly.

They also supply technical assistance and work with a community task force to encourage project development.

3. Financial plans include a loan program. Unlike housing Economic Development deals with healthy businesses that have a banker. The Portland Development Commission does not supply venture or development capital. They have

an Economic Development Revolving Loan Fund with 1/3 set aside for minority and woman owned enterprises in N.E. Portland as well as an Industrial Development Loan Fund. They also provide a commercial rehabilitation loan fund with low interest loans to businesses.

4. General Marketing Material - Publish the Portland Fact Sheets which provides local and national businesses with information as well as a slide show of successful projects. Encourage development in areas such as the Central Eastside Produce Row and in the N.E. Target Area from Broadway to Columbia River and the Freeway to N.E. 7th. The Portland Development Commission is currently coordinating development of a 160 acre industrial park at 12th and Kurtz Road north of the Columbia Slough.

(please turn to page 4)

Chapter Meeting Minutes

(continued from page 3)

CHRISTOPHER KOPCA, Project Coordinator for Downtown Development was final portion of the program. He discussed current projects that the Portland Development Commission is involved in.

1. Pioneer Square
2. New Market Theater

The future projects the Portland Development Commission is interested in are:

1. Convention Center at the coliseum
2. Police Block - what to do with it once the Police Department moves into the Justice Center.

What is happening today:

1. Greyhound Bus Depot is being moved to blocks south of the train depot.

2. Performing Arts Center will commence with restoration of the Paramount Theater later this summer.

3. Heathman Hotel has been purchased and will developed into a businessmen's hotel.

4. Olympia and York Project is doing well with KOIN Tower just being completed. The hotel beside the Pendleton Building will begin later this year.

5. South water front project is receiving plans from developers. Two have been qualified and are going to submit proposals.

6. The Morrison Street Project received proposals last week. Three firms were asked to submit proposals for a minimum development of:

- a. Retail Stores
anchor stores
smaller stores
- b. Hotel and/or Office tower
- c. Parking -
short and long term

Firms that have submitted proposals are:

1. Rouse Company a developer and retail operator.
2. William Realty Corporation and Edward J. DeBartolo Corporation.
3. Wright Runstad and Co. and JMB/Federated Realty Association. All projects will be built in phases so that Portland will be able to absorb additional space. The retail stores they are trying to attract are of a higher quality than those currently in shopping malls. Sak's Fifth Avenue was suggested.

The meeting adjourned around 9:15 P.M.

coming attractions

PORTLAND SEMINAR TO DISCUSS USE OF 1983 MASTERFORMAT

CSI has introduced a new edition of MASTERFORMAT, Manual of Practice Document MP-2-1. Portland Chapter CSI will sponsor a "brown-bag" seminar Friday Noon, June 17. Lee Kilbourn FCSI will make a brief presentation about the "refinements" and then moderate a discussion concerning its use.

The cost will be \$10 if paid before the end of the Chapter Meeting Tuesday June 14; \$12 if paid between then and the seminar; and \$13.50 if billed. For this you get the new MASTERFORMAT, which is available from the Institute for \$13.50 to members, \$22.50 to non-members.

Stan Carper, Portland Chapter Education Chairman, said a limited number of MASTERFORMAT had been ordered; he hoped there were enough to go around, since each seminar attendee was eligible to purchase additional copies at the cost of seminar registration.

What does the 3/83 CSI Newsdigest mean when it says "Updated and expanded to provide more usable, flexible specification section titles and numbers. Expanded Keyword Index and guidance for use for data filing and cost classification"? Come find out!

The seminar will be held at the Office of Zimmer Gunsul Frasca, 320 S. W. Oak Street Suite 500, Portland, on Friday, June 17 1983. Parking is not included in the registration fee.

Send registration fees to Portland Chapter CSI, 35 N. E. 17th Ave., Portland, OR 97232.

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