



Advancement of  
Construction Technology

# The Predicator

Portland Chapter - The Construction Specifications Institute

Vol. 31 No. 1

September, 1991

## NEXT MEETING

### DATE

Tuesday  
September 10, 1991

### TIME

Social Hour 5:30-6:30 pm  
Dinner & Program 6:30-9 pm

### COST

\$18 per person  
Guests and spouses are  
encouraged to attend

### LOCATION

Atwater's Restaurant  
41st Floor, U.S. Bank Tower  
111 S.W. Fifth

### RSVP

Trasi Hogenhout at 274-0624  
by Noon on Friday,  
September 6

## SEPTEMBER MEETING

Is the recession over? Did we ever have one? What does the immediate future offer us? Are these the type of questions you have been asking yourself lately?

Well, then attend our September 10, 1991 Chapter meeting and listen to **John W. Mitchell, Ph.D., Senior Vice President and Chief Economist for U.S. Bancorp.** Dr. Mitchell's talk is titled "*What Was That?*"

Dr. Mitchell's duties with U.S. Bancorp include analyzing and forecasting the economy, keeping management informed on the current economic situation and publishing the Northwest Business Barometer. This is a good chance to get some of your questions answered and some insight on our regional economy. Don't miss this opportunity.

(P.S. Atwater's no longer validates parking.)



John W. Mitchell, Ph.D.

Portland Chapter

# C S I

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## Joint Code/Permit Committee Instituted

On July 23, 1991, the first Joint Code/Permit Committee meeting took place. This is a committee formed with members of the City of Portland Building Department, AIA, CSI, AGC, and SEAO. The purpose of the committee is to work with the City and professional organizations on code and permit issues. The committee will be working towards consistency in review and building department requirements. This committee represents a unique opportunity to work with the City in developing their policies and procedures that affect the entire construction industry. This committee is an outgrowth of our CSI Chapter's work the past year on processing structural Design-Build components through the City of Portland's Bureau of Buildings.

The committee is composed of Chuck Stalsberg and Jim Harris from the City, Gary Madison representing AGC, Rick Heiserman representing AIA, Paul Wilson representing CSI, Dave Littler representing SEAO, and John Lape, Chairman. Bruce Townsend is an alternate committee member and attended the first meeting.

The committee will meet monthly to discuss code and permit issues and determine policies and procedures to facilitate the building permit process. We will be inviting other industry people to assist in these proceedings. Notices of new or modified City of Portland procedures will be made in *The Predicator* and copies can be obtained from the City and committee members.

I am very excited at the opportunity that this committee presents to work on issues vital to all of us. The City of Portland appears to be firmly behind this effort to work together. The committee welcomes input from the construction industry as a whole, and will entertain suggestions of code and permit-related issues that need attention.

By John Lape

P.S. The Chapter Technical Committee has sent a letter to Alexandria recommending the inclusion of Design-Build components in Division 1 of MASTER-FORMAT.

## AIA/CSI Golf Tournament

AIA and CSI members are invited to participate in the annual golf tournament to be held at Eastmoreland Golf Course, Friday, September 27, 1991 at 1:00 p.m.

The 1991 format will be a team event, with teams organized from the different offices and companies in our industry. Teams will also be made up of singles or independents who want to play. If you can support a team, it might be fun to show it by wearing company hats, tee shirts, or just dressing alike.

The prize will be a cast bronze trophy, which was donated by the Masonry Institute in 1986, that you can proudly display for the next year. (This is no junk trophy.)

The City of Portland requires a prepaid deposit and a minimum payment for 28 players (whether they show or not). To assure the tournament, early reservations are requested. Cost is \$14.00 per player and will need to be paid in advance. An optional team pot game will be \$5.00 per player and can be paid at the course.

Come relax, see old friends, meet new ones and enjoy an afternoon away from the office playing 18 holes of golf. No host food and drinks.

Tournament is open to AIA and CSI members, and their employees, persons interested in becoming members, and guests.

Call: Ken Hattan 257-7332.

## BS by KS

### Basic Specs by Ken Searl



### Expose Yourself to Specs!

After attending the 1991 CSI Convention in San Diego on June 28-30, I decided to pass on several items of interest that may also be interesting to those of you that did not attend. It is noted that there were many many items of interest at this convention. Attendance was 9070, exhibit booths over 1000 and 871 manufacturers signed up for next year.

Hans Meier, FCSI, CCS headed up an education program entitled "Five Strategies in Defensive Design Practice." The five main topics discussed were:

1. Get your own lawyer.
2. Learn more about contracts.
3. Don't make bad promises.
4. Insist upon contract clarity.
5. Check the job and correct it.

As usual, Hans presented information that is very important and what he had to say is topical. Hans stated that one should choose a firm's lawyer carefully and preferably with construction experience. That is quite true, but I feel he did not go far enough. Choosing a lawyer can make or break a firm in today's world of eager beaver suit filers.

If you are looking for a construction experienced lawyer, you might start in your own CSI Chapter ... those with experience or who could recommend someone.

I will give you a couple of examples of just how far one can go in choosing a lawyer. In our CSI Portland Chapter we have two members that are lawyers who are also licensed architects with over 10 years experience as an architect prior to becoming a lawyer.

In my firm a few years ago, we were in need of a lawyer and went to a firm that had a good track record defending contractors against architects; so we asked them if they would defend us. After they gave it some consideration, their answer was "yes."

(It certainly got their attention when asked to represent an architect.) Believe me, these lawyers mentioned in both examples above know both sides of the picture which many lawyers just don't understand. I throw all the above in to help you in hiring a lawyer.

Hans also stated in preparing front end documents that the specifier should assist the owner in their preparation. I find that we typically do all of this work for our clients. Other than certain public works, most of the owners don't want to get involved.

Hans further stated if you know or observe a safety hazard at the job site, you are expected to at least report same to the proper persons. It appears that even though many contracts exclude safety items from the architect's responsibility, in today's world it won't hold up.

Please note the other four items Hans discussed. They are all very important. In my opinion, Item No. 4 is a must. One should always insist upon contract clarity. If everything is clear then you run less risk of being sued. In Item No. 2 be sure you understand the words in contracts between both owner and architect and owner and contractor.

There was much to be learned at the 1991 CSI Convention and I will give you folks my opinion of some other items in future issues of BS by KS. One item I will discuss is what I think about all those manufacturer's software programs they present supposedly to help one in preparing various specifications.

Ken Searl, FCSI  
WEGroup Architects & Planners

#### PS to BS by KS

I won a 4' x 7' signed poster of Betty Boop at the CSI Convention in San Diego and it is now adorning a wall in my office. If you know who Betty Boop is you are probably over 39.

## The Real World Contractor Share Group

*"Every architect should have to intern as a contractor before getting a professional license."*

I recently overheard two contractors discussing the architects on projects they were building.

"That might help," his colleague agreed. "You should see the plans we're working from. You'd think the architect had never even seen a building the way the details are shown. And the specs don't come anywhere close to what the details show. What is the problem anyway? I mean, what is the architect getting paid to do?"

As a contractor, I have heard this comment many times, and often said or felt something similar. Do architects commiserate about the contractor's lack of knowledge of contract documents? I can imagine a similar conversation between two architects.

"The contractor acts like he's never read prints before. He has questions about the simplest things. He complains that we haven't properly organized all of the work in the specs, but I thought the contractor was responsible for coordinating the work."

"I know what you mean," his colleague would reply. "This one we've got is crying that he doesn't have enough money in the price to provide the wall system we specified. He says the details don't show this type of finish, that we don't really need it, and won't we please settle for the system bid by the low sub. Why should we? What is the contractor getting paid to do anyway?"

Suppose that every contractor and architect had to serve an internship in each other's profession for at least a year before getting registered. The aspiring contractor would get to draw a bathroom, the budding architect would have to build one. The contractor intern would have to write the specifications for 50 products and be sure that they are coordinated correctly, that they meet the code, and that they can perform the desired task. The architect-to-be would have to figure out where to get them, sequence the deliveries, properly build all of the substrates and verify that they conform to the intent of the contract documents once they are installed.

Is this really so far-fetched? At a point not far back in our history, the profession of architecture included building the project. The architect and builder were one entity, and the knowledge of one profession was always readily available to the other. There was no separation between the design and the execution, no room for misinterpretation, no one else to bear the burden of blame if it didn't work.

Contractors! Get involved in a professional process of improving the specifications you build by. Architects! Reach out to the contractors you work with and get them involved in working

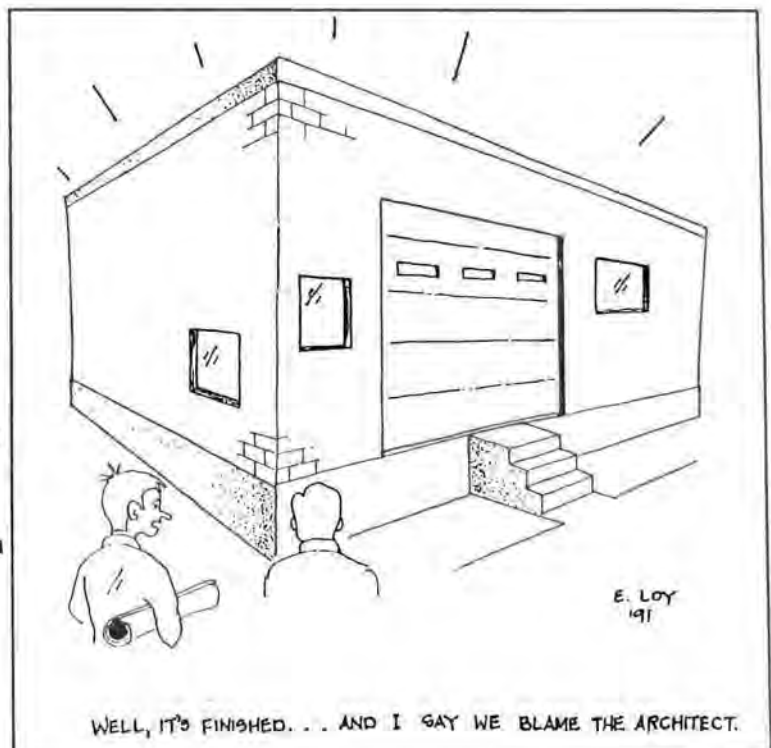
with you in CSI.

The Portland CSI Contractor Share Group meets monthly for 1-1/2 hour working sessions, producing articles and a dinner program to generate discussion in the larger group about the issues that make or break us on the job. Contact Jody Moore at 284-6799 or Dale Kuykendall at 777-5531 to find out more about the Contractor Share Group.

Walking in someone else's shoes certainly gives insight into their point of view. But in lieu of constructing a building, architects can come to understand the contractor point of view in CSI. Short of designing and specifying a project, contractors have an opportunity to understand architects and to reach them in CSI.

Quit pointing the finger of blame. Participate as a pro. Come to CSI.

By Jody Moore, DeaMoy Associates



## CSI PORTLAND 1991-1992 CALENDAR

As of August, 1991:

- 9/10 Economic Future of the Northwest  
John Mitchell, US Bank
- 10/8 Energy Smart Design  
PGE Panel  
Wednesday Seminar
- 11/12 Spec Writers' Outlook  
Spec Writers' Share Group  
Wednesday Seminar
- 12/10 Christmas: "Fallen Angels Choir"  
Holiday Fun!
- 1/14 Team Building  
Turbo Management  
Wednesday Seminar
- 2/11 Warranties: What Are They Worth?  
Contractor Group Panel  
Wednesday Seminar
- 3/10 Design-Build in Portland:  
One Year Later  
Panel Discussion with  
City of Portland  
Wednesday Seminar
- 4/14 Engineering Connections  
Wednesday Seminar
- 5/12 Building Oregon  
Oregon Political Figure
- 6/14 Awards Night: Pat on the Back!

## CSI/Bi-Region Conference

### Exhibit Space Availability

Exhibit booths at the Bi-Region Conference are limited to 38. Each booth is 10'x10' and the price is \$250. For more information about exhibit space, or to make reservations for a space, contact Tom Clucas, c/o Kawneer Company, 3108 SE Balboa Drive, Vancouver, WA 98684, or call him at (206)254-8952. Reservations for exhibit booths will be on a first-come basis, so make yours today!

#### Editor

Gunnar Forland  
223-9318

#### Advertising

Becky DeClerk, CDT  
225-0200

#### Photographer

Inga Vrla  
635-6227

Many thanks and much appreciation for their efforts on behalf of The Predicator to Linda Bowman and Lee Kilbourn.

The Predicator is the official newsletter of the Portland Chapter CSI, published monthly September through June. The opinions expressed in this publication are not necessarily those of The Predicator staff.

Articles for publication may be sent to Editor, The Predicator, 2805 NW 31st, Portland, OR 97210, or FAX (503)223-2123.

## Portland Chapter C.S.I. Board Of Directors Minutes Of 6/4/91 Meeting

The meeting was called to order by Secretary Richard Heiserman at 12:05 P.M. at the AIA/CSI Office.

**PRESENT:** Bowman, Cleveland, Heiserman, Hirte, Lape, Obert, Shea, Tevet, Thompson.

**ABSENT:** Largent, Robertson, Townsend.

**ALSO PRESENT:** Forland, Hymes, Kilbourn, Martin, Searl.

### Discussion

#### A. Approval of Minutes

1. The minutes of the May 7, 1990 Board of Directors meeting were distributed and approved with minor corrections.

#### B. Treasurers Report

1. As of this date: \$18,484.87 checking, \$24,065.88 and one months interest in savings.

#### C. Committee Reports

1. Education: Chair is unassigned.
  - a. Linda Bowman attended a seminar sponsored by the Eugene Willamette Valley Chapter which presented the profession in a skit format. It was suggested that this performance could be repeated at a Portland Chapter Meeting.
2. House: Chair is Steve Miller.
  - a. Parking Fees for those attending the meetings are no longer being paid for by Atwater's. It was felt that the Chapter should pay for parking for

those attending the June meeting and would be considered as a motion in new business.

- b. Some people are attending the dinner meetings and are not paying. It was agreed that tickets will be issued when a person registers and collected by the server.
3. Certification: Chair is Corwin Hymes.
  - a. Passing results of the CCS/CDT are as follows:  
CCS 67% Portland  
43% National  
CDT 85% Portland  
62% National
4. Technical: Chair is John Lape.
  - a. Contact is being made to the structural engineers and the AGC for continuation of the design build issues with the City of Portland.
  - b. A Chair is needed for this committee next year.
5. Hospitality: Chair is Dawn McGlew.
  - a. Needs to meet at the same time as the Membership Committee to discuss involvement of new members.
6. Membership: Chair is Lee Kilbourn.
  - a. The membership remains the same as last month with 344 people with 324 of those identifying Portland as their home chapter.
  - b. A letter was sent to inactive members for them to consider their interest in the local Chapter and for those who have not renewed that they may be dropped from future mailings.
7. Region Leadership Conference Committee: Chair is Ian Murphy.
  - a. A very successful conference was had in Tacoma on May 18 and 19 sponsored by the Mt. Rainier Chapter.
  - b. A report on the conference is forthcoming.
  - c. It was felt that a chapter leadership conference should be held sometime this summer.
8. Bi-Region Conference Committee: Chair is Dick Gira.
  - a. All of the committees are set and final plans have been made for the

conference scheduled for September 1991 in Sun River.

b. There are alternative places to stay in the Bend area other than Sun River Lodge which would be less expensive. This should be mentioned at the June meeting.

9. Publications: Chair is Gunnar Forland.
    - a. There has been requests by non-members to purchase The Predicator. A price will be developed for those who wish to purchase individual copies.
    - b. The June publication is in the mail.
    - c. There was discussion about a summer publication, no decision was made.
  10. Publicity: Chair is Roy Josi.
    - a. The monthly letter reminding the callers was mailed.
  11. Products Fair: Chair is Gordon Van Antwerp.
    - a. The date for next year's fair has been set for April 30, 1992. Location and time remains the same.
    - b. A suggestion was made to color code the name tags to help the exhibitors identify the guest easier.
    - c. There has been interest expressed by other organization to help sponsor the fair. It was felt that the success did not warrant any modification.
    - d. There was discussion about a different location for the fair other than the Red Lion. For numerous reasons this facility seems to be the best choice.
  12. Finance: Chair is Isaac Tevet.
    - a. The Chapter tax report will be sent to I.R.S. in July.
    - b. No budget report was given.
  13. Awards: Chair is Kevin Martin.
    - a. There will be 17 awards given out at the June meeting.
- #### D. Business Items
1. Old Business:
    - a. There was discussion about the Chapter paying the registration of spouses at the convention who through

their efforts the chapter is rewarded. It was felt that it would be difficult to differentiate and the idea was tabled.

b. A motion was made by Shea and seconded by Bowman to send Gordon Van Antwerp and his wife to the Inn at Spanish Head for the weekend as a reward for the successful products fair this year. Motion passed.

c. A motion was made by Hirte and seconded by Shea to pay registration for Lee Kilbourn's attendance to the OSU- CEF Symposium. Motion passed.

2. New Business:

a. A new director should be appointed to replace the position currently being held by John Lape for 1991-1992 as John assumes the position of President-Elect.

b. There will be one summer board meeting in August. The purpose is to set goals for the coming year.

c. A motion was made by Hirte and seconded by Shea for the Chapter to pay for the members parking expenses at the June meeting. Shea to verify procedure with the restaurant. Motion passed.

d. Kevin Martin needs nominations for Region awards by June 28.

**E. Next Meeting Date**

1. Next meeting to be announced.
2. Meeting was adjourned at 1:23 P.M.

Respectfully Submitted  
Richard Heiserman, Secretary

## Workshops Scheduled

November 18-19 -- Color & Light: A Design Workshop about Interaction presented by Peter Barna, P.E., President, Light and Space Associates, NYC; Associate Professor, Pratt Institute. 8:30 am to 4:30 pm at the Energy Resource Center, 7895 SW Mohawk Street, Tualatin, OR 97062. Contact Lark Lahart, 691-3970.

The built environment is experienced visually as a collage of three elements: form, color and light. Two of these, color and light, have such a strong connection that you can literally "create" one with the other. Spend two intensive days on a bridge between the two with interior designers, architects, engineers, lighting designers, fine artists and students. Exercises based on perception will provide a hands on look at seeing with an eye towards improving our built environment.

December 12-13 -- Roadway Lighting Workshop on new IESNA Standard RP-8 presented by Merle Keck, Lighting Consultant, Fellow IES and Jim Havard, General Electric from 8:20 am to 4:30 pm at the Energy Resource Center, 7895 SW Mohawk St., Tualatin, OR 97062, 503/691-3970.

Both of these speakers participated on the committee to rewrite RP-8 which will be effective in 1993. This is an opportunity for engineers, specifiers, lighting consultants, and local and federal transportation staff to hear more about the standard.

## ECLAT

"Automated Product Information for Architecture, Engineering, and Construction" is now available through the ERC Technical Library. This CD-ROM product, known as ECLAT, features detailed information on HVAC, thermal, lighting, and other products. New entries are added in each quarterly update, and the package also includes calculation and modeling software from vendors. Graphics for products include line drawings, photographs, and specification sheets. Visit the ERC Library to try ECLAT, at 7895 SW Mohawk Street, Tualatin, OR. Or phone 691-3965 for additional information.

### CSI - SOLID AS A ROCK

CSI members are ambitiously recruiting new members and earning CSI dollars through the Solid as a Rock sponsor-a-member campaign. Don't be left behind.

Call CSI today at 703-684-0300 for more information on how to participate or to receive application forms. In addition, look in the *Newsdigest* each month to gain valuable recruiting and membership tips.

## May Meeting Report

The well-attended May Program brought to our attention the complex issue of indoor air quality. Serious health problems have been attributed to second-hand cigarette smoke, chemical off-gassing from building materials, inadequate or contaminated ventilation systems and decreased ventilation rates. Additionally, air quality affects productivity, learning ability, comfort and even the longevity of building materials themselves.

The construction community, it was asserted, has a responsibility to make the solution to these problems a priority. The course of action includes research and testing, material data, product labeling, ventilation standards, well maintained HVAC systems minimizing pollution sources, and PROFESSIONAL EDUCATION.

Scott Barron of P & G Plant Company provided a plant display and presented the door prize to architect Fred Gast of SRG. He received an indoor pollution-solution-unit (a grand potted palm).

The Box Lunch Seminar on Wednesday drew another standing-room-only crowd. The expert panel included Mark Noll, Industrial Hygiene Trainer with OR-OSHA, Shelley Sadie, Facilities Planner with the State of Washington and John Baker, Architect/Attorney with Bolliger, Hampton and Tarlow.

Mr. Noll reviewed strategies for selecting less toxic materials based on a comprehensive article by Hal Levin, which describes toxic chemical off-gassing from building materials.

Ms. Sadie described extensive research, specifications and monitoring standards of indoor air quality established for new state office buildings currently under construction in Olympia. Larry Shultz, the Project Architect, informed us of the significant initiative which was required to establish new air quality criteria and also to realize these standards in construction.

Mr. Baker reminded us of the principle of "good practice"; to exercise our best judgement in selecting the materials and systems for our projects.

Dorothy Payton, the Moderator, emphasized a proactive approach to these problems; seeking industry profession initiative and cooperation.

Dick Gira, NWLPT  
Dorothy Payton



## INDUSTRY NEWS

### Exterior Wood Epoxies

More and more, epoxy resins are used to stabilize and save decaying wood because of their long-lasting effects.

Epoxies can be used to restore and strengthen porous decaying wood by soaking it with a liquid epoxy. Gaps and holes can be filled with epoxy paste.

However, epoxies are not a miracle cure for all decay problems. Using them to gloss over problems will only lead to more problems.

Why did the wood decay? Determine that first, cure it, and then consider using epoxy. Using it wrongly can form a shell, thereby trapping moisture and causing further decay.

In addition, using the wrong epoxy will cause problems. Formulas made for adhesives, top coatings, paint or structural repair will not work. The two basic epoxies used for wood repair are consolidants and adhesive paste.

Consolidants are syrupy liquids used to soak into fibrous decayed wood. Adhesive paste is a consolidant with powdery fillers and thickeners.

In spite of their longevity, epoxies must be protected from the sun's deteriorating ultraviolet rays or they may actually fail. Paint works best. Some stains work but don't offer long-lasting performance, plus they often don't match the surrounding wood when applied to epoxy. Some epoxies even form an alkaline surface that paint won't adhere to. Most epoxies, however, hold paint or stain very well.

Wood is basically a flexing material, so using a very rigid epoxy may be unwise in some applications. The repair will either simply fall out or fail.

Therefore, be sure to use the type of epoxy suited to the application; make sure the surfaces are grease and water-free; and follow instructions carefully.

Editor's note: For detailed information on this and other renovation topics, write to John Leek, Preservation Consultant, R.R. 1, Box 2947, Sanford, Maine 04073.

-Cost Cuts, January/February 1991

**Portland Chapter Leaders - 1991-1992**

President -	
Jim Hirte, CDT	620-0106
President-Elect -	
John Lape, CCS	243-2837
1990-91 President -	
Dennis Obert, CCS	245-7802
Secretary -	
Rick Heiserman	223-1181
Treasurer -	
Isaac Tevet	222-1661
Executive Director -	
Margie Largent	620-6573

**Board of Directors**

John Lape, CCS Prof. '92	243-2837
Ray Totten, CCS Prof '93	635-4425
Roy Josi, Ind. '93	691-3944
Linda Bowman, Prof. '92	228-6444
Bob Thompson, Ind. '92	641-4622
Dale Kuykendall, Ind. '93	777-5531

**Committee Chairs**

Awards	
John Kehrl	644-7102
Certification	
D.R. Brown, CCS	224-3860
Editor	
Gunnar Forland	223-9318
Education	
Dennis Obert, CCS	245-7802
Membership	
Lee Kilbourn,	224-3860
FCSI, CCS	
Products Fair	
Gordon VanAntwerp	642-4899
Program	
Gene Andrews	640-3118
Technical	
John Lape, CCS	243-2837

**Region Responsibilities**

Awards	
Alan G. Shelmerdine,	(206)861-9522
CCS	
Publications	
Linda Bowman	228-6444
Membership	
Joe Maliszewski	466-5177

**Region Directors**

Les Seeley	
DEL Distributing	287-7135
P.O. Box 6157	(206)254-2049
Vancouver, WA 98668	

Sandi Velleca, CCS	
Arctic Slope Consulting Group	
301 Danner Avenue, Suite 200	
Anchorage, Alaska 99518	(907)349-5148

**Institute Responsibilities**

Marketing/Membership	
Les Seeley	287-7135
Specifications	
Bob Klas	644-4222
Masterformat - Ad Hoc	
Jim Robertson,	342-8077
FCSI, CCS	

**The Predicator**

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Construction Technology

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Portland Chapter - The Construction Specifications Institute

Vol. 31 No. 2

October, 1991

## NEXT MEETING

### DATE

Tuesday  
October 8, 1991

### TIME

Social Hour 5:30-6:30 pm  
Dinner & Program 6:30-9 pm

### COST

\$18 per person  
Guests and spouses are  
encouraged to attend

### LOCATION

Atwater's Restaurant  
41st Floor, U.S. Bank Tower  
111 S.W. Fifth

### RSVP

Trasi Hogenhout at 274-0624  
by Noon on Friday,  
October 4

## NOVEMBER MEETING

### Energy Smart Design

You may have heard the term Energy Smart Design and wondered what this is all about. Well, it is a region-wide BPA-sponsored program to improve electrical energy efficiency in new commercial and industrial construction. "Lost opportunity" is the new energy buzzword around the region - if new buildings aren't built with all cost effective energy efficiency included, that "resource" is either completely lost to the region or is extremely expensive to go back and obtain. Now, with the Northwest region at electrical "load-resource balance", either new, expensive generating plants will need to be built or that will need to be postponed with the acquisition of energy efficiency. That choice has significant environmental and economic implications.

This is the reason PGE is aggressively developing and implementing a whole array of energy efficiency programs for businesses. The first to be implemented was the Energy Smart Design Program in May of 1990. The results in the first 16 months of the program are exciting - a total of 121 buildings are involved totalling over 7 million sq. ft. So far, 41 of

these buildings are incorporating recommended energy efficiency measures which will save enough annual electrical energy to serve about 5,000 homes!

The program offers two things - design assistance and financial incentives. The design assistance is just that - it is not design, re-design, or design critique. It is a resource to owners and their design teams to computer model the building and look at the effect of various energy efficiency measures in HVAC, lighting, and the building shell. It is sort of like playing "what if" games. The design team may even be employed to do this design assistance modeling. The financial incentives coupled with the State of Oregon Building Energy Tax Credits may reduce paybacks to within 3 years.

**Roy Josi, PGE**, will present **Energy Smart Design** at the October 8th CSI meeting at Atwaters in the U.S. Bank Tower, starting at 6:30 p.m. A slide and video show will be part of his presentation. There will be a Following Day Lunch Seminar to provide you with the details you need to put this program to work for you. [See article on next page for more information.] Reservations can be made by calling Trasi Hogenhout at 274-0624 by noon, Friday, October 4th.

Roy Josi

Portland Chapter

# CSI

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## Message From The President



**Jim Hirte, CDT, President**

Are we abusing or mis-using Computer Aided Drafting? Just a question for our design community to ponder. I think from time to time we get a hold of something that is really good in some ways, but we become blind to its drawbacks. Certain types of projects seem to be poorly suited for CAD, particularly remodel projects and highly customized construction. With CAD systems becoming more affordable, I see more offices with them; however, each system sold should come with a warning label: "Use With Caution And Only When Appropriate. This Machine Is Not Intended To Replace The Human Touch."

They cannot think (I am referring to the CAD systems), and are not necessarily a shortcut to a finished drawing. Too many CAD produced drawings which I see are woefully short on detail and try to make up for it with notes. It seems I have heard it before, but, "A picture is worth a thousand words." Please keep this principle in mind and your phone will ring less, clarifications will be minimized, and ultimately, life in the fast lane will be easier.

If you haven't heard, the Portland Chapter of A.I.A. is offering a day long conference on "Design-Build". They are offering six separate workshops, each presented two times during the conference on subjects associated with setting up a D/B team, marketing and managing the team, and the legal risks of participation in a D/B team. The conference is set for October 21,

1991 at the Multnomah Athletic Club. Call the A.I.A. office for more information.

Finally, we apologize if your September issue of The Predicator was late. Believe me, an effort was made to make sure you got it early - B-U-T! Both myself, your Board and your Editor realize the importance of timely delivery.

## Lunch Seminar An Energy Smart Design Building One Oak Plaza

This recently completed 350,000 sq. ft office building in downtown Portland was designed and built to be very energy efficient - an estimated 30% better than code - by the owner, the design team, the general contractor, and the subcontractors using PGE's Energy Smart Design program to help accomplish this. Come hear the key decision makers and players discuss the why's, how's, how much's, and relate their experiences with this building. A panel discussion seminar will be held as follows:

Date: Wednesday, October 9, 1991  
 Time: 11:30 a.m. to 1:30 p.m.  
 Location: ZGF Partnership, 5th Floor Conference Room, 320 SW Oak St, Portland, OR  
 Cost: \$5 which includes a box lunch (pay at the door)  
 RSVP: Call Roy Josi at 691-3944 by Monday, October 7, 1991

The panel will be composed of key decision makers from:

Owner - **Melvin Mark Development**  
 General Contractor - **Baugh Construction**  
 Architect - **Zimmer Gunsul Frasca Partnership**  
 Design-Build Mechanical Contractor -  
     **University Mechanical**  
 Design-Build Electrical Contractor -  
     **Christenson Electric**  
 Building Energy Analysis -  
     **System Design Consultants**  
 Utility - **Portland General Electric**

CAD  
SYSTEMS

DESIGN  
BUILD  
CONFERENCE

## BS BY KS

### Basic Specs By Ken Searl



### Expose Yourself To Specs!

An item that has bothered me for years is some subcontractors and suppliers do not pay enough attention to specifications.

1. Some of them assume an architect will accept substitutions even though no approval for a product or system was given prior to bid.
2. Some don't read specifications close enough.

#### *SPEC ENFORCEMENT*

A fine example of 2. is where we specify aluminum doors with head piece same height as sill piece, usually 6 1/2". It is very strange, they can usually always locate the door series but they hardly ever notice the bold faced letters calling for a different head piece.

#### *ACCESSIBILITY REGULATIONS*

I recently discussed this with a local installer who had missed this requirement on his submitted shop drawings. I called him and asked him how come and what can I do to correct this in the future. He said he only looked at the manufacturer and series and did not read the bold faced type that followed. He suggested that I put the bold faced type in block letters first and then the manufacturer and series and then he would probably not miss this requirement in the future. I have changed our specifications to do this very thing. Now, if that does not do the trick you will hear some loud crying from me.

#### *KEN SINGS A DUET*

You may ask why we want a higher head piece. We do it to avoid a drop plate where a surface door mounted closer is desired. An installed closer on a standard head piece looks terrible without a drop plate and only looks bad with one so we cut out all that stuff and specify a different head piece. So there! If a floor mounted or concealed closer is specified one doesn't need the higher head piece to make things neat and tidy. Also the higher head piece does provide some additional strength to the door.

Yes, you guessed it, many times the doors arrive on the job with the wrong head piece even though on approved shop drawings the different head piece is noted. Sometimes the doors are installed. Quite a bit of snarling and growling usually emanates from the supplier and/or installer when I tell them to take out the doors and install correct head sections.

Let's change the subject. In recent months I have adopted a new policy. As soon as the general contractor submits a subcontractor/supplier list I immediately scan it for previous trouble maker items and names of new subs and suppliers I am not familiar with. I then call all those that I feel may require some reminding and ask them if there is anything I can help them with and just what did they have in mind when they bid the project and are we all singing the same tune. Sort of like Spike Jones except with Spike sometimes there wasn't much harmony. If you know who Spike Jones is you must be 39 or over.

After going over all the salient points in the specifications and both of us apparently understanding what is required, then it still behooves one to keep a watchful eyeball on proceedings at all times.

At the CSI Convention in San Diego in June John A. Raeber FCSI, CCS moderated a program entitled "Federal Accessibility Regulations-Civil Rights or National Building Code?" One may purchase a tape of this program which is most enlightening even if you don't want to hear all John has to say. There is an article covering this subject in the August issue of The Construction Specifier magazine. I strongly suggest you either get the tape or at least read the magazine article.

Ken Searl, FCSI, WEGROUP Architects & Planners

## June Awards Banquet

The June "Awards Banquet" was a well attended and gala affair - it was also educational. Kevin Martin, USG Interiors, M.C.'d the evening's awards presentations. Brian Bearwood followed with a talk on Low Maintenance Landscaping.

CSI membership and committee work are certainly rewarding of and by themselves. There are, however, those members who have distinguished themselves by their hard work and dedication. These people and their good works are recognized each year at our June Dinner Meeting and Awards Banquet.

This year's awards included:

### Al Hansen Memorial Award

Corwin Hymes, Certification Chairman

### Certificate of Appreciation

Dale Kuykendall, Contractors Share Group  
Linda Bowman, Region Newsletter, Lunch  
Seminars, Chapter Director, Utility Infielder  
Gene Andrews, Programs, Leadership

### Chapter Special Awards

Larry Brown, FCSI, Fundraising for Region  
Conference  
Jody Moore, Programs, Certification, PCC  
Education Program  
Jim Hirte, Leadership Conference  
Steve James, Programs  
Linda Bowman, Christmas Program

### Technical Award

John Lape, Two Year Leadership of Technical  
Committee

### Publications Award

Lee Kilbourn, FCSI, Membership Committee,  
Membership Directory

### Chapter Cooperation Award

Tom Gillespie, Architecture & Drafting Program,  
Spec. Writing, PCC Education Committee

### Chapter Organization Certificate of Appreciation Atwaters Restaurant

### Chapter Past Presidents Award

Dennis Obert, Chapter President

### Chapter Presidents Certificate

Rick Heiserman, Chapter Secretary  
Gordon Van Antwerp, Chapter Products Fair



Submitted by: Kevin Martin, with Gunnar Forland

**CSI PORTLAND  
1991-1992  
CALENDAR**

10/8 Tuesday	Dinner Meeting Energy Smart Design Roy Jose, PGE
10/9 Wednesday	Following Day Lunch Seminar Energy Smart Design - One Oak Plaza
11/12 Tuesday	Spec Writers' Outlook Spec Writers' Share Group
11/13 Wednesday	Following Day Lunch Seminar Spec Writers' Outlook
11/18-19 Monday/Tuesday	Color & Light Design Workshop Energy Resource Center
12/10 Tuesday	Christmas: "Fallen Angel Choir" Holiday Fun!
12/12-13 Thursday/Friday	Roadway Lighting Workshop Energy Resource Center
1/14 Tuesday	Team Building Turbo Management
1/15 Wednesday	Following Day Lunch Seminar Team Building
2/11 Tuesday	Warranties: What Are They Worth? Contractor Group Panel
2/12 Wednesday	Following Day Lunch Seminar Warranties
3/10 Tuesday	Design-Build in Portland: One Year Later Panel Discussion with City of Portland

**Design Build  
Conference '91**

Design-Build remains one of the most controversial topics in the building industry today. That's why you'll want to attend the upcoming **Design-Build Conference** presented by the Portland Chapter/American Institute of Architects on **Monday, October 21st**.

Hear the pros and cons and the risks and opportunities of this innovative approach to building. Learn from industry experts how Design-Build can work for you.

It's a full day of practical workshops and stimulating discussion for project owners, contractors and designers looking to improve their marketing and management skills.

For additional information call the A.I.A. office at 223-8757.

## Portland Chapter C.S.I. Board of Directors Minutes of 8/21/91 Meeting

The meeting was called to order by President Jim Hirte at 12:12 p.m. at the office of Z.G.F.

**PRESENT:** Bowman, Heiserman, Hirte, Josi, Obert, Totten.

**ABSENT:** Largent, Kuykendall, Lape, Tevet, Thompson

**ALSO PRESENT:** Searl.

### Discussion

#### 1. Approval of Minutes

1. The minutes of the June 4, 1991 Board of Directors meeting were distributed and approved.

#### 2. Treasurers Report

1. No report was given.

#### 3. Business Items

1. Old Business:
  - a. Board voted to give an Award, with gift, to Gordon Van Antwerp in recognition for our successful Products Fair last April. Presentation will be made at the September Chapter meeting. Gordon Van Antwerp has been notified that the Chapter will present this Award at that time and Gordon stated he would be there.
  - b. The Chapter budget for 1991-1992 will be presented at the September board meeting.
  - c. A motion was made by Linda Bowman and seconded by Roy Josi to accept John Lape's resignation as director. Motion passed. Discussion followed as to a replacement for that position which would be appointed by the board. President Hirte will contact each of those suggested people to verify interest and availability. Board will vote at the next meeting.

#### 2. New Business:

- a. A written proposal by John Lape to modify the term of office for Officers in the Chapter was distributed. The issue was tabled until the

September Board Meeting.

b. Nominations for a successor to Les Seeley as Institute Director will be made at the Region Business Meeting in September. Linda Bowman moved, Dennis Obert seconded that the Chapter support the nomination of Jim Coates-Chaney presented by the Willamette Valley Chapter. Motion passed.

#### 4. Committee Reports

1. Jim Hirte will assign committees at the next meeting to the Directors and Officers of the Chapter. It was felt that these people should attend the committee meetings in order to have an accurate report.
2. Ken Searl suggested that because of the size of the Chapter that we should consider creating an office of Vice President. It was felt that the duties need to be defined before the Board can take any action. Ken will investigate and report at the next meeting.
3. A report from Tom Clucas stated that all of the booths at the Bi-Region Conference in Sunriver next month have been sold.

#### 5. Next Meeting Date

1. Next meeting is scheduled for September 3, 1991.
2. Meeting was adjourned at 1:10 p.m.

Respectfully Submitted

Richard Heiserman  
Secretary



## Bi-Region Conference Supporters

Thanks to the following organizations for sponsoring the C.S.I. Bi-Region Golf Tournament at Sunriver:

Colamette Construction  
WEGROUP Architects  
Manville Roofing Systems  
N.W. Lath & Plaster  
Pittsburgh Corning Glass Block  
Willamette Valley Chapter C.S.I.  
Portland Chapter C.S.I.  
N.W. Concrete Masonry Association

Sincerely,

Tom Hammer, Westblock Products, Inc.  
1991 Golf Chairman

## CSI Certification 1992

On April 1, 1991, nationally, 700 construction industry professionals completed the CCS and CDT examinations at the rates of 43% and 62% respectively. The diligent work of Corwin Hymes and his band of instructors helped the Oregon examinees pass at the much higher rate of 67% and 85%. We will attempt to maintain this high passing level again this year. Please make everyone aware of the availability of this program. This educational event each year plays an important part in helping to promote the goal of CSI, "the advancement of construction technology through communication."

Contact DR (Skip) Brown at 224-3820 if you'd like more information concerning the certification program.

## CPAO Calls For Help

The Crime Prevention Association of Oregon (CPAO) has proposed a security building code for new construction in the state of Oregon.

This proposed code is being reviewed by the Structural Code Advisory Board of the Oregon Building Code Agency. If approved, it would be included as an appendix to the State Building Code.

Instead of being a code which regulates building design, it concentrates on the basic security strengths of doors, locks, windows, strike plates, and door frames, plus practical options on addresses and lighting. Some items it does not cover are the installation of alarm systems or the protection of glass in doors and windows. Also, this code would not apply to one and two family dwellings.

If CSI members are interested in a copy of the proposed code, and would be willing to estimate what the costs would be to use it in new construction, please contact Joseph Midgett of the Portland Police Bureau at 796-3138.

## Incomplete Bid Documents: the Price Is Going Up!

"Hi Ted! Well, I had planned on bidding on that project, but after reviewing the bid documents, I found too many areas that are unclear, so I haven't decided if I am going to bid it yet!"

This situation is unfortunate and frustrating for contractors, subcontractors and material suppliers. It is not unusual for experienced, competent people in our industry to be unable to completely understand the information the architect is attempting to present within the bid documents.

Each bidder is primarily concerned with his particular area or speciality: structural, HVAC, plumbing, electrical, etc. The project architect is responsible for providing a complete set of drawings and specifications that give each contractor adequate information to provide a finished product which meets the design intent. If documents can be produced in a clear and concise form, the difficulties often experienced by the involved parties can be reduced, which results in fewer conflicts and savings to those footing the bill.

There are several areas where bid documents most often tend to be incomplete and unclear:

- 1.) The drawings and specifications are not consistent with each other. This leaves the contractor wondering what to price -- the specified product or one that will work for the drawings.
- 2.) Section cuts and call-outs are not consistent with the details, or the sections are non-existent where needed. This situation puts the contractor in the position of assuming and designing -- a risky business at best!
- 3.) Details are either unclear or inaccurate in identifying actual detail conditions. The

contractor is put in the costly position of checking and rechecking the plans just to verify basic information.

- 4.) Dimensions are omitted or inconsistent. The lack of adequate dimensions probably creates the majority of the problems in compiling an accurate bid.

Each of the above conditions requires guesswork which leads to inflated bids to cover unknown costs. Specific remedies for each of these four problem areas require a greater degree of cooperation and agreement between the owner and the design team, and accurate representation of the products and systems that must be successfully integrated in the construction of the project.

---

## THE REAL WORLD THE CONTRACTORS SHARE GROUP

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- 1.) Inconsistencies occur when the architect is scrambling to get the project out to bid, and adequate time is not taken to thoroughly cross-check for agreement between the

drawings and specifications. The building owner and the architect must agree to a reasonable design schedule and bid time. Either conflicts will be resolved before bidding or change orders will be issued after the bid date which can result in price changes and delays in the established schedule.

- 2.) Section cuts that define critical conditions are often omitted when adequate time is not taken to think through the conditions to determine which details will be critical to the different trades. The contractor does not have the same familiarity with the project, and the architect needs to visualize the project from the contractor's point of view.
- 3.) Details generated by a computer can save a lot of time at the drafting stage, but to use them effectively the architect should fully understand the details and what they are trying to convey. [See Message From The President, page two.]

- 4.) Dimensions have to be figured out by someone. When the architect does it, everyone is working to the same point. The lack of dimensions is particularly discouraging on renovations to existing work. All it takes is reading a tape measure when the project program is being developed. Why should every contractor have to "verify the existing dimensions" before a bid? [November meeting may answer this question.]

The architectural firm that releases documents prior to being carefully reviewed is actually contributing to bids coming in over budget. Ask another person in your firm, who is unfamiliar with the project, to review it for clarity and content. Or tap a qualified consultant or contractor to review their particular area and give feedback. Could they build it without change orders? CSI membership and involvement is valuable in helping you to recognize these problems and to work to get past them. The careful and responsible preparation of accurate documents will allow us to give you the best value for your dollar on bid day and throughout the project.

Prepared by Portland Chapter CSI Contractors Share Group; based on initial draft by David Guiducci



## FinAnswer - Energy Efficiency Program From Pacific Power

With the opening of the new 23-story 1000 Broadway Building in Portland, Oregon, and with nearly 30 others in various stages of design or construction in four western states, rapidly growing attention is being paid to a new concept called The Energy FinAnswer.

The Energy FinAnswer is an innovative program developed by Pacific Power and its sister division, Utah Power. It's available to their commercial customers in Oregon, Idaho, Utah and California. During planning and construction on an Energy FinAnswer project, specialists from Pacific Power or Utah Power work closely with the owner's design team to identify appropriate and cost-effective Energy Conservation Measures (ECMs) that are intended to enhance the building's immediate and long-term investment and marketing value.

Recommended ECMs include state-of-the-art technologies in window design, lighting, heating/cooling systems, insulation, and infiltration - with efficient controls and monitoring.

"Our 1000 Broadway venture is an all-electric project, as is the case with most of our buildings. And there are several reasons for this," Hillman V.P. Mr. Ronald Neilsen reports. "For one thing, the initial costs of the equipment being used within the mechanical units is less - that means first-time costs are lower. Also, this gives us greater flexibility during tenant build-out. It's a lot more cost-effective to move fan-powered boxes with electric reheat boils than hydronic boxes!"

The Pacific Power/Utah Power Energy FinAnswer team uses computer modeling technology in devising the individual strategy for each project. Key to this process is the DOE-2 program which The Energy FinAnswer team uses in determining what ECMs will be recommended from their updated lists of quality-tested technologies and manufacturers.

Edited from Pacific Power Press Release

### Portland Chapter Leaders - 1991-1992

President -	
Jim Hirte, CDT	620-0106
President-Elect -	
John Lape, CCS	243-2837
1990-91 President -	
Dennis Obert, CCS	245-7802
Secretary -	
Rick Heiserman	223-1181
Treasurer -	
Isaac Tevet	222-1661
Executive Director -	
Margie Largent	620-6573

### Board of Directors

John Lape, CCS Prof. '92	243-2837
Ray Totten, Prof CCS '93	635-4425
Roy Josi, Prof. '93 CDT	691-3944
Linda Bowman, Prof. '92	223-4886
Bob Thompson, Ind. '92	641-4622
Dale Kuykendall, Ind. '93	777-5531
CDT	

### Committee Chairs

Awards	
John Kehrl	644-7102
Certification	
D.R. Brown, CCS	224-3860
Editor	
Gunnar Forland	223-9318
Education	
Dennis Obert, CCS	245-7802
Membership	
Lee Kilbourn,	224-3860
FCSI, CCS	
Products Fair	
Gordon Van Antwerp	642-4899
Program	
Gene Andrews	640-3118
Technical	
John Lape, CCS	243-2837

### Region Responsibilities

Awards	
Alan G. Shelmerdine, CCS	(206)861-9522
Publications	
Linda Bowman	223-4886
Membership	
Joe Maliszewski	466-5177

### Region Directors

Les Seeley	
DEL Distributing	287-7135
P.O. Box 6157	(206)254-2049
Vancouver, WA 98668	

Sandi Velleca, CCS	
Arctic Slope Consulting Group	
301 Danner Avenue, Suite 200	
Anchorage, Alaska 99518	(907)349-5148

### Institute Responsibilities

Marketing/Membership	
Les Seeley	298-7135
Specifications	

Institute and Portland Chapter dues for one year are: Institute \$130, Portland Chapter \$30, total investment \$160. Please send your check payable to Construction Specifications Institute, c/o Lee F. Kilbourn, FCSI, 215 SW First Avenue, Portland, Oregon 97204.

## The Predicator

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6775 S.W. 111th Avenue  
Beaverton, OR 97005



# The Predicator

Advancement of  
Construction Technology

Portland Chapter - The Construction Specifications Institute

Vol. 31 No. 3

November, 1991

## NEXT MEETING

### DATE

Tuesday  
November 12, 1991

### TIME

Social Hour 5:30-6:30 pm  
Dinner & Program 6:30 -9:00 pm

### COST

\$18 per person  
Guests and spouses are  
encouraged to attend

### LOCATION

Atwater's Restaurant  
41st Floor, U.S. Bank Tower  
111 S.W. Fifth

### RSVP

Trasi Hogenhout at 274-0624  
by Noon on Monday,  
November 11, 1991

## NOVEMBER MEETING Certifying the Construction Team

How much of what you are doing at your job did you learn in school? A large majority of people in construction get their education after going into the field. But construction firms will focus on design, marketing and sales and too often they exclude technical training.

There is a growing awareness that the problems in our industry are mostly created by participants who lack the right training. (See this month's "The Real World") You need to count on the ability of other players to be successful on your projects, and very often your bottom line depends on the cohesive ability of a capable team.

The Institute's Certified Construction Specifier (CCS) and Construction Documents Technologist (CDT) programs have been in place since 1976 to educate and certify creators and users of specifications. Now there is a move to expand these programs to Certified Construction Product Representative (CCPR) and Certified Construction Contract Administrator (CCCA). These programs would certify levels of technical product knowledge and contract

administration skills.

What do you feel is lacking in your own training? Who is making it difficult for you due to their lack of training? Should training and certification be required in order to participate in construction? Should legislation or the owner and their specification writers control the basic level of competency on construction projects? Who could develop the information required to be learned? Who would teach it?

Who would pay for it?

Join in on November 12, 1991 at the US Bank Tower, Floor 41. Meet your colleagues for drinks at 5:30 pm; dinner at 6:30; program at 7:30. Phone Trasi Hogenhout at Daily Journal of Commerce Plan Center, (503) 274-0624, by Monday November 11 for reservations. This program will give you an opportunity to look critically at how well you are doing, and what information you need to do your job better.

Wednesday, November 13, at the luncheon seminar, we will take the ideas generated on Tuesday night and outline an agenda for expanding education through the Portland Chapter. \$7.00 at ZGF, 320 SW Oak, 5th Floor.

Dennis Obert

Please attend and  
vote on Bylaws  
amendment.

RECEIVED

NOV 5 1991

Portland Chapter  
CSI

WHAT'S  
INSIDE

- Message From The President, Page 2
- BS by KS, Page 3
- CSI Calendar, Page 5
- Board of Directors Minutes, Page 6

ENHANN-KLAS ASSOC.

## Message From The President



**Jim Hirte, CDT, President**

VACATIONS! They are too short and create incredible amounts of work for you when you return. There must be something we can do about this as a professional organization!

Those of you who did not make it to the Bi-Region Conference in Sun River in September missed a good conference. As usual, the Portland Chapter had a good number of people there, with many of them active participants on a regional basis. We have a GREAT Chapter membership. Dick Gira and Tom Hammer helped put the entire conference together, but Ken Searl, Les Seeley, Linda Bowman, Joe Maliszewski and Ivan McCormick are very involved with Region responsibilities. My personal thank you to all of these people for their commitment of time and energy for the good of all the rest of us.

I am not going to expound much on the excellent technical sessions offered at the conference or the products exhibit hall or any of the other activities that benefit you personally in your professional growth and development. It is people relationships that benefit you the most. We are an amazingly friendly group who gather together with common, personal and professional goals to achieve. As I have become more active on a regional basis, I now have a new cadre of friendly faces I can call on from Eugene to Anchorage.

This business of construction is really nothing more than a "problem solving" profession. I have always

told my people that if you don't like to deal with problems and continually be searching for solutions, then construction is the wrong career choice. That is all we are here to do! And, I LOVE IT!! But it is also much easier to do when you have friends you can call on to help you.

When you become involved in CSI or any other similar organization, I firmly believe the greatest benefit is the relationships you develop. Involvement - and I don't mean just attending monthly meetings, but active participation in a committee or share group - is the only way to really foster relationships. I really encourage each of you to explore the possibilities. On the back of The Predicator is a list of all the committees and their respective chairs, and they even have individual phone numbers listed. One not listed is Kurt Austin who is in charge of our calling committee. If you would just like to call and chat with five to ten members each month, give him a call at 238-1253.

## S.O.S. Members Bluebook Recall!

All officers of the Portland Chapter CSI were issued blue notebooks (© 1984) and each year these notebooks (12" x 12" x 3") were to be passed along to the next year's officer replacement. Basically these books contain the job description of the office and the records of the previous year (years?). (An operating manual.)

Your Archivist and President would like to locate all of these books. The Archivist: to complete the records in the CSI files; and the President: to know that each officer does, in fact, have an operations manual, etc. etc., ???!

Please bring your Blue Book to the Board Meeting or Chapter Meeting.

Margie Largent, Archivist, 620-6573  
Jim Hirte, President, 620-0106

P.S. Any CSI records or memorabilia (i.e. BOD Minutes) that you have and don't know what to do with - call one of the above numbers for disposition. There are many missing links in our Chapter records, including reserve issues of The Predicator.

*BI-REGION  
CONFERENCE,  
SUNRIVER, OR*

*FRIENDLY  
FACES FROM  
EUGENE TO  
ANCHORAGE*

*CALLING KURT  
AUSTEN*

## BS BY KS



### Basic Specs By Ken Searl Expose Yourself To Specs!

In my many travels I stay at various hotels and motels. One thing that has bothered me for years is if a sliding door is installed in an outside wall for a patio, balcony or exterior means of egress it usually has a very weak and cheap locking mechanism. Some of them are so bad all one has to do is pull or shake vigorously and it releases. Worst one I ever encountered was in a nice motel in Key West, Florida and we were on the ground floor opposite a swimming pool. Yes, you may have already guessed it, in each room with a patio door, they provided an old broom stick cut to length. I have seen this method in homes but never in a motel or hotel.

In a motel in northern California our second story room had a patented square aluminum bar that hinged upward from one side. In effect this is an improved cut off broom handle. It probably cost as much as a good lock would have cost in the first place.

Now what I am getting at is why do we continually have to put up with this kind of monkey business. Positive locks for these doors are available including an economy priced one that has a 5/8" hooked bolt attached to door and when closed and locked is very secure. If I catch any of you specifiers calling for cheap patio door locks, expect to hear a growl or two from me.

Now let's talk about performance specifications versus prescriptive and proprietary specifications. I look at project manuals whenever and wherever an opportunity comes my way. What I see many times is a good proprietary specification with two or more manufacturers listed and none of them are apples to apples. Lots of times they are not even apples to kiwi fruit. If one wants the poorest or cheapest item to get the bid and it will, then one might as well specify one only and forget the rest.

I don't know why we see such a mixup in some specifications. Is it because the specifier is just trying to make it look like there is competition or just plain doesn't know the difference.

When it comes to performance specifications it seems lots of words are used to describe what is required. Upon reading, one often notes that the performance requested is taken from one manufacturer's standard information usually with lots of embellishment. This in effect limits bidding to only one manufacturer.

My point I am trying to get across is specify one type or another but don't mix them up. Try to keep them at least similar. Give it the KISS treatment (Keep It Simple Sam).

Two last items. Number one is to try to keep the amount of words as few as possible in all specifications. Number two is one thing that causes much too many words is the proliferation of canned specifications and they all seem to think Division One has to have a colossal shopping bag bunch of words. Much of the huge amount of words results from wholesale duplication of items already covered in general conditions and elsewhere. It is noted that many owner supplied Division One specifications seem to be overflowing with words.

Ken Searl, FCSI, WEGROUP Architects & Planners

*KEN GETS ON  
THE  
BROOMSTICK  
METHOD FOR  
DIVISION 8*



John Lape pleads innocent to charges, but regular CSI Dinner Meeting attendees know better (ask Les Seeley). Not guilty, maybe; but innocent?

**Shots From The September Meeting**



Speaker John Mitchel,  
US Bank Economist  
Ken Searl  
Jim Hirte, Program Sponsor  
Gene Andrews



Bob Thompson  
Isaac Tevet  
Jody Moore



## CSI PORTLAND 1991-1992 CALENDAR

*BYLAWS VOTE  
BY  
MEMBERSHIP*

**11/12**      **CSI Dinner Meeting**  
Tuesday      Certifying the Construction Team  
Spec Writer's Share Group

11/13      Following Day Lunch Seminar  
Wednesday      Certifying the Construction Team

11/18-19      Color & Light Design Workshop  
Monday      Energy Resource Center  
Tuesday

**12/10**      **CSI Dinner Meeting**  
Tuesday      Christmas "Fallen Angel Choir"  
Holiday Fun!

*SIGN UP FOR  
CCS BY 12/15*

12/12-13      Roadway Lighting Workshop  
Thursday      Energy Resource Center  
Friday

*SIGN UP FOR  
CDT BY 1/15*

**1/14**      **CSI Dinner Meeting**  
Tuesday      Team Building  
Turbo Management

1/15      Following Day Lunch Seminar  
Wednesday      Team Building

**2/11**      **CSI Dinner Meeting**  
Tuesday      Warranties: What Are They Worth?  
Contractor Group Panel

2/12      Following Day Lunch Seminar  
Wednesday      Warranties

**3/10**      **CSI Dinner Meeting**  
Tuesday      Design-Build in Portland: One Year Later  
Panel Discussion with City of Portland

## Construction Library

The new CONSTRUCTION LIBRARY liaison at the Multnomah County Library will be Jim Takita. Jim will be your contact person. Having had more than 20 years of experience as a business librarian, he is most knowledgeable about all phases of THE CONSTRUCTION LIBRARY, and about Multnomah County Library in general. Please don't hesitate to contact him with donations to THE CONSTRUCTION LIBRARY.

Contact Jim at: Multnomah County Library  
801 S.W. 10th Avenue  
Portland, OR 97205  
248-5478

Polly Westover, Reference Librarian, will continue in a different capacity at the Multnomah County Library, and sends her thanks to all CSI members she has worked with until now. "It has been a pleasure working with you on THE CONSTRUCTION LIBRARY!"

## PROSPEC 92 SEATTLE Exhibitor Recruitment Begins

Exhibitor recruitment has begun for ProSpec 92, the annual architectural trade show sponsored by the Puget Sound Chapter, Construction Specifications Institute. The fifth annual trade show is scheduled for April 2 at the Washington State Convention and Trade Center, Seattle.

ProSpec 92 features a wide range of new and innovative architectural products designed and presented to interest design and construction professionals from both private and public sectors.

Exhibitors registering by November 15 receive an early registration discount. For exhibitor information, contact the CSI Office in Seattle at (206) 382-3393.

## Portland Chapter C.S.I. Board of Directors Minutes of 9/3/91 Meeting

The meeting was called to order by President Jim Hirte at 12:05 p.m. at the AIA/CSI office.

**PRESENT:** Bowman, Heiserman, Hirte, Jose, Kuykendall, Lape, Largent, Obert, Tevet, Thompson, Totten

**ABSENT:** None

**ALSO PRESENT:** Searl, Kilbourn

### Discussion

#### 1. Approval of Minutes

1. The minutes of the August 21, 1991 Board of Directors meeting were distributed and approved.

#### 2. Treasurers Report

1. No report was given.
2. The end of the year balance is being processed and will be submitted to I.R.S. shortly.

#### 3. Business Items

##### 1. Old Business:

- a. Jim Hirte contacted prospective replacements for the Director position and did not receive a positive response. Additional names were agreed upon by the board. Jim would inquire about their interest. It was decided that Jim would poll the board by phone to enable the Director position to be filled by the next board meeting.
- b. The term of office for Chapter Officers was discussed. A change would require a vote of the membership. There was a number of different concepts and ideas discussed that would require more time than was available at the Board meeting. An Ad-Hoc committee comprising Lee Kilbourn, John Lape, Bob Thompson and Margie Largent was formed with Ken Searl and Rick Heiserman agreeing to be advisors. The purpose of the committee was to develop a concept to present at the next board meeting.

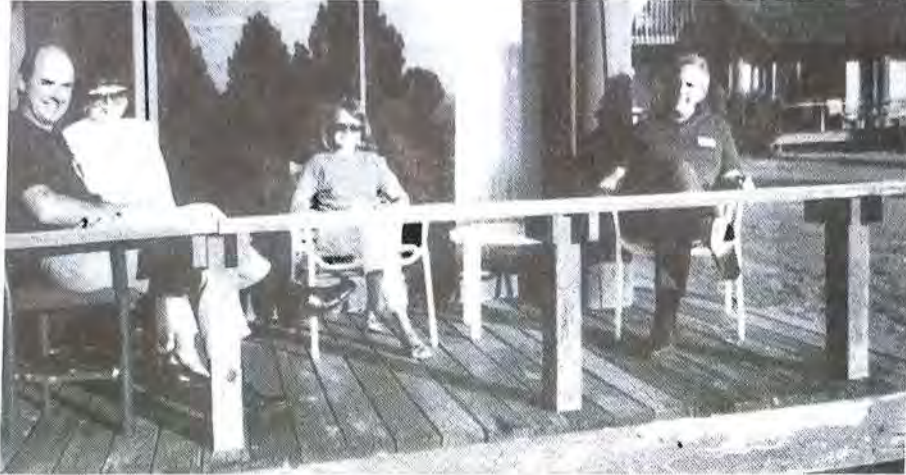
#### 2. New Business:

- a. The Chapter needs two voting delegates to attend the Bi-Region Conference this month. The Bylaws state that the President is one. (Jim plans to attend) the other one will be Ray Totten. A motion was made by John Lape. Motion passed.
- b. Portland Chapter of AIA requested a donation of \$1,000 to help sponsor a Design-Build Conference. A motion was made by Dennis Obert and seconded by Ray Totten to deny this request. Motion passed. Board members were interested in promoting the conference and the possibility of discounted registration fees for Chapter members.
- c. A motion was made by Linda Bowman and seconded by Ray Totten to purchase the book Forensic Engineering by Kenneth Carter for \$40. This book will be donated to the Construction Library at the Multnomah County Library. Motion passed.
- d. A motion to update the Construction Library C.S.I. material with a \$1,000 budget for the 1991-1992 year was made by Margie Largent and seconded by Linda Bowman. Motion passed.
- e. The duties of the Chapter Committees need to be developed. An Ad-Hoc Committee composed of Ken Searl and Linda Bowman was formed to develop committee tasks and would give a report at the next meeting.
- f. A budget for 1991-1992 will be developed by Jim Hirte and Isaac Tevet.
- g. Jim Hirte will be absent next meeting. The meeting will be led by John Lape.

#### 4. Committee Reports:

1. A list of Board of Directors committee responsibilities for 1991-1992 was passed out by Jim Hirte. It was again stressed that the Directors need to attend their committee meetings to give a report to the Board.

**SPECIAL PHOTO SUPPLEMENT  
BI-REGION CONFERENCE - 1991**



Seeleys, Hirtes

at home?

Sunriver, OR



Inga Vrla, Photographer



OREGON DUCKS!

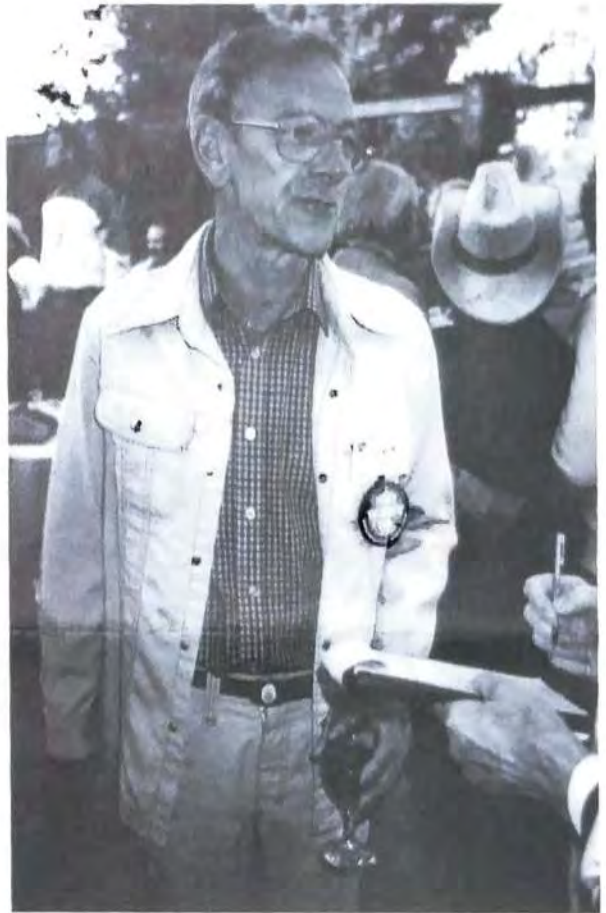
On the Deschutes River

**SPECIAL PHOTO SUPPLEMENT  
BI-REGION CONFERENCE - 1991**



Ken Searl, FCSI

Editor (past) of Region Newsletter



Bob Klas

Institute Specification Subcommittee

Director/Officer	Committee Assignment
John Lape	1. Technical Documents Chair: John Lape 2. Publicity Chair: Becky DeClerk
Issac Tevet	1. Finance Chair: 2. Tellers Chair: Inga Vrla
Rick Heiserman	1. Membership Chair: Lee Kilbourn 2. Share Group Chair: Jody Moore (Contractors Group) Chair: Paul Wilson (Specifiers)
Dennis Obert	1. Education Chair: Dennis Obert 2. Nomination Chair: Dennis Obert
Linda Bowman	1. Products Fair Chair: Gordon Van Antwerp 2. Liaison Chair: Gary Madison
Bob Thompson	1. Publications/The Predicator Chair: 2. By-Laws Chair: Paul Wilson
Ray Totten	1. Awards Chair: John Kehrl 2. Certification Chair: Skip Brown
Dale Kuykendall	1. Calling Group Chair: 2. Library Chair: Candace Robertson
Roy Josi	1. Programs Chair: Gene Andrews 2. Hospitality/House Chair: Kevin Martin

**Editor**

Gunnar Forland  
223-9318

**Advertising**

Becky DeClerk, CDT  
225-0200

**Photographer**

Inga Vrla  
635-6227

Many thanks and much appreciation for their efforts on behalf of The Predicator to Linda Bowman and Lee Kilbourn.

The Predicator is the official newsletter of the Portland Chapter CSI, published monthly, September through June. The opinions expressed in this publication are not necessarily those of The Predicator staff.

Articles for publication may be sent to Editor, The Predicator, 2805 NW 31st, Portland, OR 97210, or FAX (503)223-2123.

**5. Next Meeting Date**

1. Next meeting is scheduled for October 1, 1991.
2. Meeting was adjourned at 1:07 p.m.

Respectfully Submitted

Richard Heiserman  
Secretary

## Who's Building Your Project? The Case For The White Collar Pros

Stop for a minute and ask yourself - What could be improved within the construction industry!

A minute is hardly enough is it? But you only have a minute, so quick, what's your answer?

Your competitors?

Your suppliers?

Your workers?

Yourself?

*I WANT TO BE  
A PRODUCT  
REP WHEN I  
GROW UP*

Most of our answers are going to center on the people in construction. For all of the physical realities of the construction industry, the success of a project is entirely dependent on the abilities of the people who guide each component within that project. While it is very popular to point fingers at the architect or blame the craftsmen in the field, the real control lies in the hands of a group we'll call the "white collar creators."

This group is coordinated by the contractor's project manager, whose skills are critical to the project's success. But the other members in that group - the salespeople, and estimators who bid

the job, the draftspeople who have to draw it up and the purchasing departments who actually order the materials - are usually beyond the P.M.'s control.

Perhaps the best way to understand this group is to recall when you were a child. When someone asked what you wanted to be when you grew up, you might have said a lawyer, a doctor, a teacher maybe even an architect!! But does any child ever want to be a manufacturer's rep or a specialty subcontractor, let alone a door salesperson? Through some twist of fate, white collar creators end up in their jobs. Many have filled their positions by coming out of the crafts, others through family ties, still others through some general training for a portion of their jobs. Very few white collar creators are given the thorough education

needed, or the time to get the experience required - to really understand the work they have to create. Most of the training these creators do receive comes piecemeal from people who had no real training themselves. Certainly there are white collar creators who stand out for their professionalism. Usually this is because these individuals have treated their jobs as careers, seeking on their own any available training. This same dedication should not be expected from the majority of the white collar creators. Any training received within the context of their job will be the only training they receive.

Traditionally we have relied on each portion of the construction industry to be self-training and self-regulating. Organizations such as DHI (Door, and Hardware Institute) or AAMA (American Architectural Manufacturer's Association) have created guidelines and standards for use among their members as well as the design communities. Unfortunately, these organizations are more concerned with standards that tend to regulate competition than technical

information intended to educate everyone concerned within their industry. Until that information is disseminated as an educational program, its usefulness is severely limited.

Some people may comment that industry-wide training is

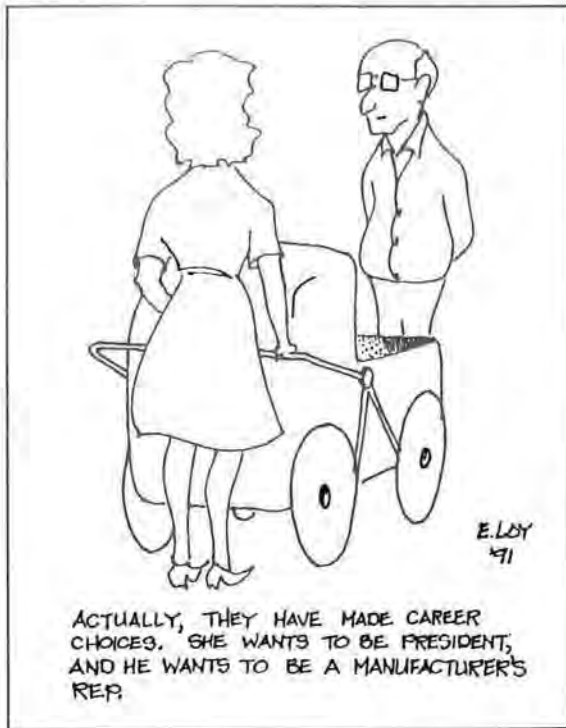
not necessary because the most professional white collar creators end up getting the negotiated work and have the specifications held for their products. This is certainly true in some cases, but all too often, the open bidding process and the financial pressures of the market place force contractors and architects to accept bids from nearly anyone who wants to bid. In other words, our project manager who has to coordinate this team of white collar creators is forced to work with the low bidders regardless of their qualifications or the correctness of their bid. This situation is even more damaging because the low bidder is many times the one who made the most mistakes or knew the least about the project.

---

## THE REAL WORLD THE CONTRACTORS SHARE GROUP

---

*THE LOW  
BIDDER MANY  
TIMES IS THE  
ONE WHO  
MADE THE  
MOST  
MISTAKES  
OR...*



*A CDT SHOULD BE ON STAFF OF ANY BIDDING CONTRACTOR*

Alright! We recognize we have a problem. How can we make sure that these white collar creators are given adequate training to become productive contributors to the construction process rather than the project manager's first call every morning?

First, we must make sure that each industry segment establishes training programs for their white collar creators which provide for levels of competence just as we currently have within the crafts.

Second, we must require that these white collar creators complete those programs or portions of them prior to bidding on certain types of projects. This becomes a bit sticky, but each industry must establish degrees of competence or knowledge. Using those degrees the architect will then establish when competency level is required to be a participant on a project. If we use roofing as an example, the industry may dictate that to do 3-tab roofing a subcontractor must have completed an E level certification, to qualify for a membrane roof the subcontractor might need to have a C level certificate. A bronze dome roof might require an A level subcontractor. Obviously, if the architect wants an A level subcontractor on a 3-tab project it is at his option to specify so, but each level of competence is going to carry its own costs.

*ROOFING IS SPECIFIED IN DIVISION 7*

We need to understand further that under this system the bid must be prepared or supervised by an appropriate level estimator, the shop drawings done by appropriately certified draftsmen and so on.

Third, we need to make sure that part of this certification includes a thorough working knowledge of how the construction documents work. This program already exists through the CSI-CDT program. Project specifications should require a CDT be on staff of any bidding contractor or subcontractor.

These concepts may sound radical, expensive and difficult to implement. We must understand, however, that we are in an industry that has let incompetence survive at other's expense. Anything less than our whole industry reinvesting in its people is inexcusable. While quality training is never cheap, the gains in productivity and profitability for everyone will more than justify the costs. We may not be able to change many of the elements which make our industry difficult, but those difficulties decrease proportionately to the capabilities of the people handling them.

Prepared by: Jim Rother

**Response to THE REAL WORLD "Incomplete Bid Documents" or "The Owner Gets What the Owner Bids On. (The Predicator's October 1991 Issue)**

1. When Requests for Proposals are bids from Architects to Owners and usually the "low Architect" (pun intended) wins, and
2. Where budget and time restraints presented up-front do not allow for the proper development, production and coordination of construction documents, then where do we go and what happens?

The most important person in an architectural firm, I feel, is the production coordinator (or whatever the jargon or buzz words are) for checking dimensions, cross referencing, requiring adequate and careful detailing, reference points, code compliance, etc. etc. (CONTINUED ON PAGE 10)

In my firm I'm it. I do have a thorough checklist that I use and when a change is required, I recheck and while rechecking my previous "checking" I often wonder what I had in mind. If it is not clear, then I have no one to blame.

The first paragraph in this thought provoking article on **Incomplete Bid Documents** could easily apply to architects as well. I'm sure some RFP's are submitted reluctantly and some negotiated with reservations and sometimes architects may wish they had never submitted that particular RFP.

Let's hear from the Owners, perhaps they would respond with this: "By the time we get zoning clearances, preliminary estimates and other related required items many months later, we have lost our financial commitment and major tenants."

I leave you with a quote from Mary Alice Hutchins, our #1 CSI member, "We're all in the soup together" so let's make it palatable, even tasty.

Margie Largent, Architect

## 1992 Institute Directory

Check your Institute mailing label. Is it correct? Corrections received by the Institute by November 12, 1991 will be shown in the January Directory issue of The Construction Specifier.

You don't have an Institute label?  
(The Predicator may not be addressed similarly.)  
Time to call the Portland Chapter Membership Committee or any of the Board Members listed on the back cover of this issue.

Do it now!

## C.S.I. Certification 1992

CSI is a national organization formed in 1948 to "improve specifications practices in the construction and allied industries." The construction community today is dependent on a wide variety of communication to expedite the bid and completion of built projects. A measure of the success of that construction process is reflected in the quality level of communication maintained throughout the project.

In a conscious attempt to raise the quality level of that communication, each year CSI administers an examination for Certified Construction Specifiers (CCS), and Certified Document Technologists (CDT) to members of the construction community to recognize achieved levels of education and experience. A Certified Construction Product Representative (CCPR) examination is planned for 1993, with the CDT program remaining a base program in preparation for CCS or CCPR certification.

Our local Portland chapter of CSI prepares candidates for these examinations with volunteer instruction, approximately two hours per week for seven weeks, beginning in February. The examination follows in April.

This year conference rooms in the newly constructed One Oak Plaza building have been reserved for these preparation classes.

The application fee for the CCS examination is \$100, which includes registration, study guide and the examination. Application deadline is December 15, 1991. Application fee for the CDT examination is \$85, which also includes registration, study guide and the examination with the application deadline of January 15, 1992. Membership in CSI is not required for either examination, or for the instruction classes.

For further information about this worthwhile program and identification of possible candidates, please contact D.R. (Skip) Brown at 224-3860.



## C.S.I. Bi-Region Conference

Let it be recorded that 33 Portland Chapter members attended the Bi-Region Conference in Sun River - including:

- 6 B.O.D. Members
- 3 Fellows, Searl, Kilbourn and Ehmann
- 1 Editor, Forland
- 1 Photographer, Vrla
- 1 Institute Committee, Klas
- 2 Region Committee, Bowman, Maliszewski, Totten
- 1 Region Director, Seeley

Full list recorded in Archives:

Bowman	Moore
Clucas	Malizewski
Coates-Chaney	McCormick
Clark	Obert
Elder	OKeeffe
Ehmann	OBrien
Finch	Siebert
Forland	Searl
Gira	Seeley
Hay	Shelmerdine
Hirte	Totten
Klas	Vrla
Kilbourn	Vanasen
Kissick	Watson
Lape	Wilson
Largent	

## Joint Code/Permit Committee

The Joint Code/Permit Committee met at the City of Portland on September 17, 1991 to discuss fire-proofing. We discussed the Building Permit requirements and timing for submittal on fire-proofing in the City of Portland. In attendance were: Chuck Stalsberg, Jim Harris, Gary Madison, Paul Wilson, Rick Heiserman, John Lape, Dick Gira, Mike Schum, Larry Iddins, Jeff Shearer, Lee Kilbourn, Bob Drury, Bob Gilmore, Ron Ogden, Arnie Swanson and Jerry Harris.

Essentially, there was uniform agreement on the submittal requirements. Drawings will be needed identifying primary, secondary, and miscellaneous members to be fire-proofed. A schedule will need to identify type of building, element of fire protection, rating, thickness, and U.L. listing.

While the submittal requirements were generally agreed upon, there was considerable discussion about who should prepare these documents and when they should be available in the permit, bidding and construction process. Some present felt that having the drawings and schedule available for bidding would simplify and clarify bids and should yield lower prices. Others expressed concern that the schedule would have to be based on one manufacturer and that this could limit competition, make substitutions difficult, and may not be well received by Owners who expect to see several manufacturers listed.

Manufacturers' representatives are generally most qualified to provide the fire-proofing rating and thickness information to the person preparing the submittal documents. Their assistance and expertise will need to be relied upon for this information. Similarly, the Project Architect or Engineer is in the best position to identify the relative importance of structural components of the frame.

The effect that assemblies have on fire protection assemblies was emphasized. For example, fire protection thickness on roof decking is based on the thickness and material of the roofing assembly. Should the type of insulation or thickness change, it would probably affect the thickness of the fire-proofing as well. The City of Portland will be expecting the Architect or Engineer of Record to coordinate the building, including any product substitutions that may affect other assemblies.

A paper is being drafted outlining the City of Portland's submittal requirements and timing. Should anyone have comments or desire additional information, please contact myself or one of the attendees as soon as possible. Our next topic of discussion will be fire-stopping.

Submitted by John Lape.

**Portland Chapter Leaders - 1991-1992**

President -	
Jim Hirte, CDT	620-0106
President-Elect -	
John Lape, CCS	243-2837
1990-91 President -	
Dennis Obert, CCS	245-7802
Secretary -	
Rick Heiserman	223-1181
Treasurer -	
Isaac Tevet	222-1661
Executive Director -	
Margie Largent	620-6573

**Board of Directors**

Igo Jurgens, Prof '92	223-0992
Ray Totten, Prof CCS '93	635-4425
Roy Josi, Prof. '93	691-3944
Linda Bowman, Prof. '92	223-4886
Bob Thompson, Ind. '92	641-4622
Dale Kuykendall, Ind. '93	777-5531
CDT	

**Committee Chairs**

Awards	
John Kehrli	644-7102
Certification	
D.R. Brown, CCS	224-3860
Editor	
Gunnar Forland	223-9318
Education	
Dennis Obert, CCS	245-7802
Membership	
Lee Kilbourn,	224-3860
FCSI, CCS	
Products Fair	
Gordon Van Antwerp	642-4899
Program	
Gene Andrews	640-3118
Technical	
John Lape, CCS	243-2837

**Region Responsibilities**

Awards	
Alan G. Shelmerdine, CCS	(206) 861-9522
Finance	
John E. Scholes, CSI	689-1930
Planning	
James M. Robertson, FCSI, CCS	342-8077
Publications	
Linda Bowman	223-4886
Membership	
Joe Maliszewski	466-5177
Technical	
Ivan McCormick CCS, CSI	292-3958
<b>Region Directors</b>	
Les Seeley	287-7135
Sandi Velleca, CCS	
Anchorage, Alaska 99518	(907) 349-5148
<b>Institute Responsibilities</b>	
Marketing/Membership	
Les Seeley	298-7135
Specifications	
Robert Klas	644-4222

Institute and Portland Chapter dues for one year are: Institute \$130, Portland Chapter \$30, total investment \$160. Please send your check payable to Construction Specification Institute, c/o Lee F. Kilbourn, FCSI, 215 SW First Avenue, Portland, Oregon 97204

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225-0200

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Beaverton, OR 97005



Advancement of  
Construction Technology

# The Predicator

Portland Chapter - The Construction Specifications Institute

Vol. 31 No. 4

December, 1991

## NEXT MEETING

### DATE

Tuesday  
December 10, 1991

### TIME

Social Hour 5:30-6:30 p.m.  
Dinner & Program 6:30-9 p.m.

### COST

\$18 Per Person  
Guests and Spouses are  
encouraged to attend

### LOCATION

Atwater's Restaurant  
41st Floor, U.S. Bank Tower  
111 S.W.Fifth

### RSVP

Trasi Hogenhout at 274-0624  
by noon, Friday  
December 6

*Please encourage your  
family, significant others,  
and friends to attend this fun  
holiday meeting!!*



## DECEMBER MEETING

Aughh!! It's that time again! The C word starts creeping into your vocabulary, you find yourself humming obscure Olde English melodies, and the red and green color scheme starts looking good.

Do you need your sagging spirits lifted? Do you need to know you aren't the only one being driven crazy by the Charley Brown We Sing Ninja Turtles Melt Down Christmas Special reruns? Before the smell of hot plastic clouds your judgement entirely, join your fellow Jingle Coin Resisters. Consider THE alternative. Yes, the FALLEN ANGEL CHOIR can provide for your holiday needs!

Tuesday, December 10th, the Fallen Angel Choir will jazz up our monthly meeting at Atwaters, and get us into the holiday mood! There will not be a following day Lunch Seminar - we're counting on you to come up with your own details to put this program to use for you and your family. Call Trasi Hogenhout at 274-0624 by noon, Friday, December 6th to reserve a spot.

See you there!

Linda Bowman

**PortlandChapter**  
**CSI**

**WHAT'S  
INSIDE**

- Message From The President, Page 2
- CSI Calendar, Page 7
- Board of Director's Minutes, Page 5

## Message From The President



**Jim Hirte, CDT, President**

I hope you had a pleasant Thanksgiving. I cannot believe that Christmas is almost upon us and we will soon be trying desperately to remember to write 1992 instead of 1991. I know I seem to say it every year, but where did the year go? I guess when you are having fun and staying busy, time just flies by.

I want to thank Igo Jurgens for agreeing to serve on the Board of Directors to complete the term of office vacated by John Cape (due to his election as President-Elect). Igo has always been supportive of CSI and it is good to have him provide his talents to the benefit of the Portland Chapter. Thank you, Igo!

One of the problems any volunteer organization has is retaining old members and recruiting new members. Our Chapter has almost an even number of new members joining each month as we have existing (old just doesn't sound right) members not renewing. Lee Kilbourn, Becky DeClerck and Bob Thompson attended an institute seminar on the subject last October (in beautiful Las Vegas, Nevada). All came back with new ideas (and less money) and new-found enthusiasm. We have created new committees dedicated to the specific tasks of retaining members and following up on leads for new members. More details as they develop.

I hope to see all of you at our Christmas Party -- it is a time to simply enjoy our friends and have some fun. Nothing technical or controversial -- so bring a friend, companion or spouse and have a good time. If I miss you at the meeting or for some reason you cannot make it, have a very Merry Christmas and a joyous New Year.

## Letter To The Editor

To The Editor:

This letter is in response to Jim Hirte's column in the October issue of The PREDICATOR, regarding CAD.

For thirty-some years I have been hand drafting Architectural Drawings. I have always enjoyed this, and those who know my work will verify that I am not half bad at it.

In the past two or three years, I have had the opportunity to try my hand at computer drawing. I am totally sold, for the following reasons:

1. **QUALITY OF PRODUCT.** CAD generated drawings uniformly reproduce what is entered. When entered correctly, perfect reproductions are made whether produced by one or several individuals.
2. **EASE OF REVISION.** Major revisions are quickly accomplished without sacrificing the quality of the drawing. (We do have to occasionally change things, don't we?)
3. **EFFICIENT RECORDKEEPING.** An average set of Architectural drawings can be stored on one or two small diskettes, and quickly retrieved for reference or revision.
4. **ENJOYMENT.** After many years of struggling with difficult revisions, using eraser and shield, trying to fake drawings that couldn't be corrected, and arguing with reluctant consultants - CAD is fun.

I do not include speed. It has been my experience that production of a given drawing takes about the same number of hours, whether drawn manually or with CAD. However, you can do so many more things with the CAD drawing.

In his column, Jim indicates that certain projects do not lend themselves to CAD drawing. I take exception to that opinion. It is just as easy to screw up a complicated project using manual drafting as using

(Continued on Page 3)

(Continued from Page 2)

CAD. As a matter of fact, I find CAD superior in fussy little complex jobs.

To quote Mammy Yokum, however, "...nobody's perfect." In my opinion, most problems that have arisen with projects using computer drawing can be attributed to the following situations:

1. **INEXPERIENCE.** It seems that most of the people in our field fall into two general categories: Those who are experienced in Architecture are not very qualified in computers, while those who are computer experts are less than capable in Architecture.

As our schools are now including computer technology at all levels in their curricula, I think that this situation will work its way out as our architecture graduates develop in their careers.

2. **PROJECT MANAGEMENT.** In the old days, a job captain could walk around the drafting room and get a pretty good feeling of how a project was progressing by observing the drawings on drafting boards and layout tables.

With CAD, most of the drawings are concealed in computer hard disks, with only portions visible on the computer displays at any given time. In most offices, the person responsible for coordination and checking must wait until drawings are produced on a pen plotter, which can be a laborious process.

As networking, multiple display and laser plotting equipment becomes more prevalent and inexpensive, I think this problem will also disappear.

More and more clients are requiring that their projects be accomplished on computers.

Jim, comparing CAD with manual drafting is just like comparing word processors with manual typewriters. I am convinced that computer drawing is the wave of the future, and that we had best get on with learning how to use it.

Paul R. Wilson, AIA, CSI, CCS

## BS BY KS



## Basic Specs By Ken Seal

### Expose Yourself To Specs!

Ken Seal has taken the month of December off from his column, setting a precedent in his twenty years of contributions to The Predicator.

He's never missed an issue until this month.

We miss you, Ken!



## CAMP ABBOTT - SUNRIVER'S HERITAGE

By Robert Wm. Fritsch, AIA CSI

Except for a few foundations and a bridge abutment, the sewage treatment plant and THE GREAT HALL are all that remain of the former Camp Abbott; but, they are now an integral part of Sunriver Lodge and Resort, the site of the 1991 CSI Bi-Region Conference.

This Engineer Replacement Training Center was constructed in the Winter of 1942 and the first trainees arrived in March, 1943. The Contracting Officer for the construction was the Portland District of the U.S. Army Engineers for whom this writer was a civilian employee and was the "Architect" in the Engineering Section of the Bend Area Office.

The Great Hall was originally the Officer's Club and was built of logs as a training exercise for the troops. A Christmas Eve, 1943, dance was the first gala event held in this club.

My connection with construction of the Officer's Club was as an unwitting consultant to the Lieutenant who was in charge of the construction of the building. He had a habit of showing up at my desk nearly every morning with a list of questions. He was like a wraith, i.e., he would hove up to my desk and stand there until I noticed him... then the questions. Now, if you don't know what hove up means it is the opposite of hunkering down. Now, that should make it perfectly clear.

One particularly distressful morning this Lieutenant asked me how he should build a spiral stairway up to the balcony. In exasperation and in an effort to get rid of him, I told him (off the top of my head) to go and find a six or eight foot diameter log, stand it on end and build around it. And, you know, that's exactly what he did! It's still there!

If you would like to know more about Camp Abbott and its Commander, Col. Frank S. Besson, the Sunriver Nature Center has a publication (\$2) complete

with pictures and drawings that provides much of the history.

Editor's Note: Bob Fritsch was a charter member of the Portland CSI Chapter (Now a member of the Willamette Valley Chapter). He spoke of this stairway while standing in front of it at the Bi-Region Conference in September.

## CSI TRIVIA WHAT'S IN A NAME?

By Margie Largent

"They have devised the CSI (Cholesterol-Saturated Fat Index)." "They" (according to the Salem, Oregon Statesman-Journal Food Section 3/27/91) are THE NEW AMERICAN DIET SYSTEM authors Professor and Department head at Oregon Health Sciences University in Portland - Sonja and William Conner.

"Simply put, the higher the CSI number, the greater the amount of cholesterol or saturated fat or both." For example, a 3 ounce portion of hamburger meat has a CSI of 15, while 3 ounces of red snapper has a CSI of 3. I am sure glad our CSI only goes to Division 16.

The Food Section is a part of the newspaper I never read but the CSI caught my eye and I tore that item out to share with our CSI readers.

"CSI" is becoming a popular Acronym. I have another one here someplace. Oh yes, back east in one area there is a group called CSI which means Community Sex Instructions. It seems to me that one has to be careful when you toss out CSI in your conversation. It definitely means different things in different areas and some folks may take offense or not understand just what you really mean. Just imagine what some folks may think when you tell them you are attending a CSI convention.

Editor's Note: Margie Largent is our Chapter's Executive Officer and Archivist. Also a past president of our Chapter.

**PORTLAND CHAPTER C.S.I.  
BOARD OF DIRECTORS  
MINUTES OF OCTOBER 1, 1991 MEETING**

The meeting was called to order by President-Elect John Lape at 12:03 P.M. at the AIA/CSI office.

**PRESENT:** Bowman, Heiserman, Josi, Jurgens, Lape, Largent, Tevet, Thompson, Totten.

**ABSENT:** Hirte, Kuykendall, Obert.

**ALSO PRESENT:** Forland, Robertson.

**Discussion**

**1. Approval of Minutes**

1. The minutes of the September 3, 1991 Board of Directors meeting were distributed and approved.

**2. Treasurers Report**

1. The current amount within The Chapter's savings and checking accounts was noted.
2. The Chapter's tax status and information has been mailed to the I.R.S.
3. A draft of the budget for the current year is being developed by Jim Hirte and Issac Tevet.

**3. Business Items**

1. Old Business:
  - a. The Board agreed by phone on September 23 and 24 to be a sponsor of the A.I.A. Design/Build Conference and will donate \$1,500. The Chapter will receive 13 discounted registration tickets for \$75 each. The Board agreed that the tickets should be made available to The Board and Committee Chairs, with any remaining to the Membership. John Lape was developing a list of those interested.
  - b. Three people were selected to represent the Chapter at a National C.S.I. Membership Conference in Las Vegas, Nevada. They were Lee Kilbourn, Becky DeClerck, and Bob Thompson. The Chapter will compensate for their travel expenses and registration fees. It was also agreed that The Chapter will help defer the costs of one person from the Mt. Rainier Chapter to attend this conference.

c. Igo Jurgens was welcomed as a new Board member filling the vacant Director position of John Lape. Igo's Committee assignments will be Education and Nomination.

d. A motion was made by Bob Thompson and seconded by Linda Bowman to accept the proposal from the ad-hoc committee to change the By-Laws regarding the term of office for President and President-Elect. This motion must be presented to and passed by the membership to change the By-Laws. The membership will need to receive this motion in the form of a ballot two weeks prior to the November meeting. A vote will take place at that meeting. Motion passed.

**2. New Business:**

- a. The Predicator has been mailed out approximately one week ahead of the October meeting. The appearance was excellent and Gunnar was congratulated.
- b. The A.I.A. C.S.I. may be moving to new office space in the near future. If The Chapter needs additional space for storage then Kevin Johnson should be contacted soon. Issac Tevet would inquire.
- c. A motion was made by Ray Totten and seconded by Rick Heiserman to purchase a hard copy of SPEC-TEXT for use in the Multnomah County Library. Cost is \$1,600 and about \$900 per year for updates. A method of control must be developed to guard against loss. Motion passed.

**4. Committee Reports**

1. The following reports were given:

**1. Technical Documents - John Lape**

Chair: John Lape

- a. A joint committee with A.I.A. has to meet with the City of Portland.
- b. Current issues being discussed are fire stopping and fire shielding.

(Continued on Page 6)

2. Publicity - John Lape  
Chair: Becky DeClerk  
a. Notices are being placed in the Oregonian and the D.J.C.
3. Finance - Isaac Tevet  
Chair: \_\_\_\_\_  
a. An intern is needed to fill position next year.
4. Tellers - Isaac Tevet  
Chair: Inga Vrla  
a. No report.
5. Membership - Rick Heiserman  
Chair: Lee Kilbourn  
a. The conference in Las Vegas is to discuss membership retention.
6. Share Group - Rick Heiserman  
Chair: Jody Moore  
(Contractors Group)  
a. No report.
- Chair: Paul Wilson  
(Specifiers)  
a. No report.
7. Education - Dennis Obert  
Chair: Dennis Obert  
a. Developing an on going course at P.C. and a certification course.
8. Nomination - Dennis Obert  
Chair: Dennis Obert  
a. No report.
9. Products Fair - Linda Bowman  
Chair: Gordon Van Antwerp  
a. On Schedule.
10. Liaison - Linda Bowman  
Chair: Gary Madison  
a. C.S.I. has not been mentioned to date as a sponsor of the A.I.A. Design/Build conference.
11. Publication/Predicator - Bob Thompson  
Chair: \_\_\_\_\_  
a. Additional people needed at monthly meetings.  
b. First class mailing of The Predicator was discussed. It was felt that if the newsletter is late this option could be used.
12. By-Laws - Bob Thompson  
Chair: Paul Wilson  
a. Items discussed in old business.
13. Awards - Ray Totten  
Chair: John Kehrl  
a. Developing criteria for a local specification writers competition. A proposal will be presented to the Board.
14. Certification - Ray Totten  
Chair: Skip Brown  
a. A conference room at One Oak Plaza has been reserved for instruction. A list of instructors is being developed.
15. Calling Group - Dale Kuykendall  
Chair: Curt Austin  
a. 8-10 people are on the committee.
16. Library - Dale Kuykendall  
Chair: Candace Robertson  
a. Chapter Treasurer must fill out application for SPEC-TEXT order.
17. Programs - Roy Josi  
Chair: Gene Andrews  
a. On schedule.
18. Hospitality/House - Roy Josi  
Chair: Kevin Martin  
a. A person is needed to coordinate the Wednesday seminars.
- 5. Next Meeting Date**  
1. Next meeting is scheduled for November 5, 1991.  
2. Meeting was adjourned at 1:22 P.M.

Respectfully Submitted  
Richard Heiserman, Secretary



## CSI PORTLAND 1991-1992 CALENDAR

<b>12/10</b> <b>Tuesday</b>	<b>Christmas: "Fallen Angel Choir"</b> Holiday Fun!
12/12-13 Thursday/Friday	Roadway Lighting Workshop Energy Resource Center
12/15	CCS Applications Due
<b>1/14</b> <b>Tuesday</b>	<b>Team Building</b> Turbo Management Presentaiton by Larry Dennis with an emphasis on leadership skills. Larry has been working for 25 years inthe field of personal and professional development. His extensive experience with construction firms gives him a unique perspective on building successful teams in our industry.
1/15	CDT Applications Due
<b>2/11</b> <b>Tuesday</b>	<b>Partnering</b> Pat O'Brien, OTKM Construction
<b>3/10</b> <b>Tuesday</b>	<b>Building Oregon</b> Oregon Political Figure
<b>4/14</b> <b>Tuesday</b>	<b>Forensic Engineering: When The Design Fails</b> Don Peck, Hosting Jack Talbot
<b>5/12</b> <b>Tuesday</b>	<b>Mediation: An Alternative</b> Method for Dispute Resolution Contractor Share Group: Rick Wessell
<b>6/14</b> <b>Tuesday</b>	<b>Awards Night</b> Pat on the Back!!

## CONSTRUCTION DOCUMENT TECHNOLOGIST PROGRAM

Contractors, project architects, contract administrators, and manufacturers' representatives are realizing the advantages of becoming a certified Construction-Document Technologist (CDT). By being able to understand and interpret written construction documents, CDTs can perform their jobs more effectively and can also demonstrate their commitment to improving communications among all construction industry professionals. The examination for this certification occurs in April of 1992 with the deadline for application January 15, 1992. Application fee is \$85, the "warm up instructions" beginning in February are free. Contact D.R. "Skip" Brown for further information at 224-3860.

Editor: Gunnar Forland - 223-9318

Advertising: Becky DeClerck, CDT - 225-0200

Photographer: Inga Vrla - 635-6227

Many thanks and much appreciation for their efforts on behalf of The Predicator to Linda Bowman and Lee Kilbourn.

The Predicator is the official newsletter of the-Portland Chapter CSI, published monthly, September through June. The opinions expressed in this publication are not necessarily those of The Predicator staff.

Articles for publication may be sent to Editor, The Predicator, 2805 NW 31st, Portland, OR 97210, or FAX (503) 223-2123.

## JOINT CODE/PERMIT COMMITTEE REPORT

The topic for the October meeting of the Joint Code/Permit Committee was a continuation of how fireproofing design documents are processed in the City of Portland. The discussion centered on the first draft of the City's Proposal for fireproofing approval procedure. In attendance were:

Chuck Stalsberg	Jim Harris
Gary Madison	Rick Heiserman
Paul Wilson	Brad Moyes
John Lape	Dick Gira
Lee Kilbourn	Bob Gilmore
Ron Ogden	Ken Matteson
John Lamb	

The City's goal is to have clear, consistent, and simplified policies regarding this and other submittal items. The documents for approval of fireproofing methods are to be prepared by the A/E of Record. If the fireproofing is a Design/Build component, the submittal documents to the City are still to be prepared by the A/E of Record. The City of Portland's interpretation of an Architect's responsibility for the design of a structure includes all fire and life safety related items. As such, the fireproofing documents are to have the A/E of Record's stamp and signature. This is to be the professional seal on design documents, not a Shop Drawing stamp on Shop Drawing type Drawings.

The City's first draft of the approval procedure for spray applied fireproofing allows the documents to be submitted either with the main permit or later (prior to installation) under a "Z Permit". The submittal information is to include type of building, element of fire protection, rating, thickness and U.L. Listing. It was pointed out that the installation thickness and the final thickness can sometimes vary. Since these documents may be used by both the Installer and the Inspector, they need to be clear as to which thickness is being referenced to.

The City of Portland is not requiring that each and every member have a separate thickness which could

conceivably lead to an extremely wide range of thickness requirements. It is a general practice to limit the varieties of thickness to seven per floor level. The City will also accept a single thickness as long as the thickness designated meets the worse case condition.

Lateral bracing that serves the overall building frame will require fireproofing. Bracing for localized loads, including wind, will be considered miscellaneous steel and not require fireproofing. It was again pointed out that for purposes of fireproofing, all steel is considered unrestrained. The preliminary draft also required the submittal of actual ICBO reports and UL listings, not just reference numbers. The City usually has the most current information on the larger manufacturers and the whole report may not be necessary. Lesser known methods and materials will need to supply full copies of their approvals. Where calculations are used to obtain fire-proofing thickness, these calculations will need to be submitted.

The City has revised the first draft of this procedure. Copies are available for anyone to review or comment. Please contact any committee member. Our November meeting topic will be firestopping.

Submitted by John Lape



## Let's Prequalify Subcontractors!

In the last few years our firm has noticed a growing proportion of our work is acquired through the select prime bidder process. Owners and architects of multiple projects are becoming aware of the benefits of awarding their work to the lowest bid from a prequalified group of select bidders. The same advantages an owner enjoys with prequalifying general contractors can be achieved by prequalifying major subcontractors.

Two of the greatest benefits to an owner/architect team in prequalifying certain subcontractors is: A. There is assurance that the bidder can perform to expectations, and B. The level of competition for the work remains high. A project is seriously affected by any major subcontractor who does not or can not perform his work to the extent necessary to meet the required quality and time schedule. Unfortunately, without a prequalification process there is not adequate time on bid day to evaluate the capabilities of each subcontractor who submits a price. This results in two options for the general contractor: First; use the subcontractor and "Hope For The Best" or second, select a subcontractor who can provide the appropriate quality and resources and then absorb the additional cost. The second option is seldom selected. Neither option is very attractive.

Prequalifying major subcontractors is appropriate when the project has special technical requirements or the owner wants to award the work to those who have a proven track record of success with the type and quality of work involved. In addition to prequalified mechanical and electrical subcontractors (which are common), a project could benefit from prequalified bidders on items such as fire sprinklers, elevators, roofing, sheet rock, plaster, and painting.

The prequalification process can be conducted by the general contractor (if he is already on board for the project) or by the architect. The process should be set up to review the subcontractor proposals on the basis of: successfully completing similar work, financial

capability and stability for the anticipated contract size, a review of the subs present work load, and resumes of the principal participants.

The pre-approval process should allow enough time for the interested subcontractors to prepare their data for the architect's and general contractor's review. Request for proposals should be specific with respect to identifying success on previous similar projects, including contacts for checking references. Information to confirm financial capacity to perform the intended work should include review of Dun & Bradstreet rating (if any), number of years in business, verification on prompt payment to major suppliers, sound (liquid) balance sheet and the ability to obtain a subcontractor bond. Levels of insurance should be also reviewed. Updated information on the

subcontractor's work load will give an indication of resources available to commit to your project. Finally, reviewing the resumes of the subcontractor's key people will allow the decision maker to evaluate the expertise of the firm.

---

## THE REAL WORLD The Contractors Share Group

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The increasing use of prequalification process will contribute stability to the projects involved. They will be contracted on a competitive basis with the added bonus of having subcontractors who are experienced and capable of performing the work involved. Not only do the architect and owner benefit from this process, the general contractor also benefits a great deal by avoiding the pitfall of taking the lowest bid and trying to accomplish the work with inadequate resources.

Steve Fowler



**Portland Chapter Leaders - 1991-1992**

President -	
Jim Hirte, CDT	620-0106
President-Elect -	
John Lape, CCS	243-2837
1990-91 President -	
Dennis Obert, CCS	245-7802
Secretary -	
Rick Heiserman	223-1181
Treasurer -	
Isaac Tevet	222-1661
Executive Director -	
Margie Largent	620-6573

**Board of Directors**

Igo Jurgens, Prof '92	223-0992
Ray Totten, Prof CCS '93	635-4425
Roy Josi, Prof. '93	691-3944
Linda Bowman, Prof. '92	223-4886
Bob Thompson, Ind. '92	641-4622
Dale Kuykendall, Ind. '93	777-5531
CDT	

**Committee Chairs**

Awards	
John Kehrl	644-7102
Certification	
D.R. Brown, CCS	224-3860
Editor	
Gunnar Forland	223-9318
Education	
Dennis Obert, CCS	245-7802
Membership	
Lee Kilbourn,	224-3860
FCSI, CCS	
Products Fair	
Gordon Van Antwerp	642-4899
Program	
Gene Andrews	640-3118
Technical	
John Lape, CCS	243-2837

**Region Responsibilities**

Awards	
Alan G. Shelmerdine, CCS	(206) 861-9522
Finance	
John E. Scholes, CSI	689-1930
Planning	
James M. Robertson, FCSI, CCS	342-8077
Publications	
Linda Bowman	223-4886
Membership	
Joe Maliszewski	466-5177
Technical	
Ivan McCormick CCS, CSI	292-3958
<b>Region Directors</b>	
Les Seeley	287-7135
Sandi Velleca, CCS	
Anchorage, Alaska	99518 (907) 349-5148
<b>Institute Responsibilities</b>	
Marketing/Membership	
Les Seeley	298-7135
Specifications	
Robert Klas	644-4222

Institute and Portland Chapter dues for one year are: Institute \$130, Portland Chapter \$30, total investment \$160. Please send your check payable to Construction Specification Institute, c/o Lee F. Kilbourn, FCSI, 215 SW First Avenue, Portland, Oregon 97204

**The Predicator**

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Portland, Oregon 97204

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225-0200

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Beaverton, OR 97005



Advancement of  
Construction Technology

# The Predicator

Portland Chapter - The Construction Specifications Institute

Vol. 31 No. 5

January, 1992

## NEXT MEETING

### DATE

Tuesday  
January 14, 1992

### TIME

Social Hour 5:30 - 6:30 pm  
Dinner & Program 6:30 - 9:00 pm

### COST

\$18 per person  
Guests and spouses are  
encouraged to attend

### LOCATION

Atwater's Restaurant  
41st Floor, U.S. Bank Tower  
111 S.W.Fifth

### RSVP

Trasi Hogenhout at 274-0624  
by Noon on Monday,  
January 13, 1992

## TURBO-CHARGE YOUR TEAM!



In the construction industry, with its many players, teamwork is readily acknowledged as the key to the success of any project. In our own firms, we desire a "team spirit." Successful managers know how important it is to build a team, and they have developed the ability to bring out the strengths in each team member for greater cooperation.

Most managers will quickly agree that their team has far greater potential than is currently being realized. The construction industry's fluctuating personnel requirements present a challenge to team building, so we especially need the personal skills to create a working team every day.

This presentation will develop the five fundamentals of team building. Your

attention to tonight's program will give you specific steps that you can take in your area of operation to develop a team approach for getting results.

Larry Dennis is the founder and president of Turbo-Management Systems, a development and training company. Over the last 25 years, Larry has personally trained more than 96,000 management personnel coast to coast and in five foreign countries. He is the author of three books: "Repeat Business--The Key to Profits", "The Turbo-Charged Salesman", and "The Turbo-Charged Manager". Larry has spoken before thousands of management and sales organizations. He has helped leaders in all fields to reach greater success in their lives and careers.

Since September of 1985, Larry has trained entrepreneurs and upper managers in twelve-week Leadership Development labs. Larry offers this management training series several times a year in Portland, Salem, Eugene and Seattle. In addition to working with many construction firms, Turbo Management is involved in training for "Partnering" with the Army Corps of Engineers.

Please join us for this exciting and insightful program on January 14, 1992, at the US Bank Tower, Floor 41. Meet your colleagues at 5:30 pm; dinner for social hour, dinner at 6:30 and program at 7:30.

Portland Chapter  
CSI

WHAT'S  
INSIDE

RECEIVED

JAN 6 1992

- Message From The President, Page 2
- BS by KS, Page 3
- CSI Calendar, Page 5
- Board of Director's Minutes, Page 6

EHMANN-KLAS A8800.

## Message From The President



### Jim Hirte, CDT, President

For those of you who did not attend the December meeting, you sure missed a fun time with "The Fallen Angels". It was the first time since attending CSI meetings that I have seen standing ovations require two encores. A light, fun program to begin the Christmas season celebration.

At our November meeting, you might remember that a sympathy card was passed around for the family of Jesse Wilkins. We have received a note from his wife thanking us and asking that if any of our members have pictures or "recollections" about Jesse Wilkins to please send them to her, Shirley Wilkins, at 3717 Beach Drive South, No. 120, Seattle, Washington 98116.

CADD, Mr. Hirte responds to Paul Wilson's letter.

"Pictures are much better than words."

Thank you Paul Wilson for responding to my column addressing CAD drafting. Now I know someone reads the penned words! Since I know little to nothing about the capabilities of CAD programs, I will take your word for it. HOWEVER, I do take exception to your first reason for poor quality in CAD drafted projects, "INEXPERIENCE". The worst set of CAD produced drawings our firm has had to work with came not only from a local firm that has been around a long time, but who have been using CAD drafting for a number of years as well. Paul, from your response, you did not address my biggest complaint, the seeming lack of detail(s) on CAD produced drawings. Perhaps that is due to the change in Project Management "Touch" you referred to as the drawings are on a disk instead or laid out on a drafting board as they develop.

Maybe there is just a need for more review prior to drawing issue. I only ask the design community to recognize that "pictures" are much better than words when a journeyman carpenter, plumber, or any tradesperson is trying to construct your project.

I will be out of town at the time of our next meeting, so I want to use this opportunity to wish you all a Happy New Year. It is truly my hope that 1992 is the best year yet for all of us.

## ATTENTION ALL NEW MEMBERS!

- ...If you have not yet received your pin or your badge,
- ...if you want to know what CSI can mean to you,
- ...If you want to know how you can help,

YOU are invited to attend a New Member Orientation at 4:30 pm, January 14, 1992. We will meet in the Hood Room, 30th floor of US Bank Tower, after which we will reconvene on the 41st floor for the regular monthly dinner meeting.

Please call me at 635-6227 by January 10, 1992, so I can arrange to have enough cheese and crackers.

Inga Vria

*Atlanta* 

CSI's 36th Annual  
Convention and Exhibit  
June 26-28, 1992  
Georgia World Congress Center  
Atlanta, Georgia

## BS by KS



### Basic Specs By Ken Searl Expose Yourself To Specs!

In this issue I will talk about General Conditions, mostly of the AIA Document A201 variety. One of our members stated that he felt Article 3 CONTRACTOR Paragraph 3.7 Permits and Notices, Subparagraphs 3.7.3 and 3.7.4 could be trouble-makers in that it is telling the Contractor in 3.7.3 that it is not the Contractor's responsibility to ascertain that Contract Documents are in accordance with applicable laws, ordinances, etc. In 3.7.4 it states that if Contractor performs Work knowing it to be contrary to laws, ordinances, etc. without notifying Architect and Owner, Contractor shall assume full responsibility for such Work and shall bear attributable costs.

Now, this appears to leave a Contractor between a rock and a hard place. Who is to say, and even prove, if Contractor did or didn't know or should or shouldn't know Work is not in accordance with laws, ordinances, etc.

For example it might be easy to tell a plumber that trap was not installed where code requires and expect that plumber should know and be responsible to make corrections. On the other hand, a General Contractor may install a door, swinging as shown on drawings, but contrary to UBC exit requirements. Whose responsibility is it to know the legal requirements in this case?

It seems unreasonable to expect a General Contractor to know, let alone understand, details of UBC Chapter 33 when most design professionals and plan checkers struggle and argue over situations and conditions that are affected by that Chapter alone. There is probably a point at which to draw the line between things a Contractor should or should not know. Subparagraph

3.7.4 makes no attempt to clarify that line. It's too broad and places unreasonable expectations on a Contractor.

I discussed this up with one of our CSI Chapter members who is an attorney and an architect. It was suggested that a Supplementary Condition could be written as follows: "Delete subparagraph 3.7.4."

Another item I picked up in my conversations with Contractors is also under Paragraph 3.7 Permits, Fees and Notices wherein Contractors are required to secure and pay for certain required permits and fees.

The main complaint I keep hearing from Contractors regarding this is that they have a difficult time finding out how many and how much of this good stuff is involved. Contractors in general (no pun) feel that the Owner should pay these items directly or list an allowance for this purpose in the Project Manual which can be adjusted later as required. By the time a project is through Construction Document phase there should be a clear idea of what fees and permits will be required by governmental agencies. It seems fair to list those the Contractor will pay and the rest will be the Owner's responsibility.

In talking to various Contractors I have heard other items worthy of discussion. One item is that Article 7.3 Construction Change Directives states how and under what circumstances a Construction Change Directive may apply.

One Contractor stated that some architects were using methods listed in 7.3.6 to compute costs for regular change orders rather than those listed in 7.2.1, 7.2.2 and 7.3.3. This method of computing costs appears to be not what is called for and does not take into consideration that a Contractor's normal markup is approximately 6 percent plus bonds, insurance, etc.

It is noted in all the years I have been associated with projects using AIA A201 that I have never seen Article 7.3 Construction Change Directives exercised. It appears to me if one has to resort to using this directive there must be a very strong adversarial condition existing between Architect/Owner and Contractor. Believe me, an adversarial condition is the last thing one should get into!

AIA Document  
A201

Whose  
responsibility is it  
to know the legal  
requirements?

If one has to  
resort to using  
this ...

## CSI Meeting Notes November 12, 1991 Meeting

### CERTIFYING THE CONSTRUCTION TEAM

#### Continuing Education

The November Chapter meeting on Certifying the Construction Team included a presentation of the Institute and Portland Chapter educational activities. The meeting included a lively discussion of the importance of Certification for Product Representatives and Construction Administrators.

#### Certification Programs

The meeting started with moderator Dennis Obert listing three goals for the evening. They were: 1) Get more Chapter members to participate in continuing education; 2) Increase the number of Chapter sponsored educational programs; and 3) Increase the number of Chapter members who participate in the Institute's Certification Program.

#### The Top Five Rated Topics

After demonstrating the importance of Continuing Education with a short one-on-one discussion between the attending members, Dennis introduced three speakers who talked about their trades use of continuing education and certification. The speakers included **Ed Charles, speaking for the Walls and Ceilings Industry, Pat O'Brien representing General Contractors, and Gene Stiles, discussing the Architectural Hardware Consultant program sponsored by the Door and Hardware Institute.**

Dennis then asked the attendees to meet in round table discussions to consider the following questions:

1. Who do you deal with in your business, that makes it difficult for you to be effective because of their lack of education?
2. Should a basic level of education similar to the CDT Certification program be required for participation in writing and enforcing construction documents? and
3. Would you participate in a voluntary certification program in your specialty.

#### New Due Dates For The Predicator Articles

Round table discussions were followed by reports from each table. Most members felt that certification should be voluntary and that many in attendance would participate in CSI's expanded Certification Program for Construction Administrators (CCCA) and Product Representatives (CCPR).

The participants also were asked to evaluate potential seminar topics by completing a questionnaire with thirteen topics listed. The five top rated topics were: Construction Contracts & Specifications, Working with Building Codes, Quality Control, Products & Systems, and the CCS/CDT Study Seminars. This information will help the education committee in planning future educational programs.

The meeting closed with a presentation of the Portland Chapter 1991/92 Education Agenda and a presentation of the educational opportunities at Portland Community College.

Dennis Obert, CCS, CSI

### Sales Position Available With Established Firm

We are expanding our timber fabrication department. Activities include locating projects, both domestic and international. Interpreting prints, estimating costs and quoting projects. Projects include wood bridgework, marine, piers, dock, highway, etc.

Please send response with resume to Jan at P.O. Box 12193, Portland, OR 97212.

### ARTICLE DUE DATES CHANGE

A new timeline has been established for articles and information submitted for publication in The Predicator. All items must be received by the first Wednesday (after the first Tuesday) of each month. This due date is one day after each monthly Board meeting. It should be convenient to send in items with a handy Board member. If not, please address them to Niki Sims, Publisher, at 14 S.E. 15th, Portland, 97214 (503)231-0813, or FAX to 234-6170; or to Gunnar Forland, Editor, at 2805 NW 31st, Portland, 97210 (503)223-9318 or FAX to 223-2123



## CSI PORTLAND 1991-1992 CALENDAR

- 1/14      **Team Building**  
Tuesday   Turbo Management
- 1/15      CDT Sign Up
- 2/11      **Partnering**  
Tuesday   Pat O'Brien, OTKM Construction
- 3/10      **Building Oregon**  
Tuesday   Oregon Political Figure
- 4/14      **Forensic Engineering:**  
Tuesday   When The Design Fails  
Don Peck, Hosting Jack Talbott
- 4/30      **Products Fair**  
Gordon VanAntwerp
- 5/12      **Mediation: An Alternative**  
Tuesday   Method for Dispute Resolution  
Contractor Share Group: Rick Wessell
- 6/14      **Awards Night**  
Tuesday   Pat on the Back!!
- 6/26-28   **National Convention**  
Atlanta, Georgia

Editor: Gunnar Forland, 223-9318  
 Publisher: Niki Sims, 231-0813  
 Advertising: Becky DeClerck, CDT, 225-0200  
 Photographer: Inga Vrla, 635-6227

Many thanks and much appreciation to Lee Kilbourn for his efforts on behalf of The Predicator.

The Predicator is the official newsletter of the Portland Chapter CSI, published monthly, September through June. The opinions expressed in this publication are not necessarily those of The Predicator staff.

Articles for publication may be sent to

Editor  
 The Predicator  
 2805 NW 31st  
 Portland, OR 97210

or FAXed to (503)223-2123

## GRASSROOTS '91

The American Institute of Architecture Students gratefully acknowledges the support provided by the following individuals and organizations for student leadership opportunities through the AIA's Grassroots '91 Leadership Conference:

Architectural Woodwork Institute  
 Charrette Corporation  
 Cooper Development Association  
 Glen-Gery Brick Center  
 Lafarge Corporation  
 National Training Fund  
 Sheet Metal Workers' International Association

Atlanta Chapter AIA  
 Florida Association AIA  
 New Jersey Society of Architects AIA  
 North Carolina Chapter AIA  
 Pasadena & Foothill Chapter AIA  
 Philadelphia Chapter AIA  
 Pittsburgh Chapter AIA  
 Portland Chapter AIA  
 San Francisco Chapter AIA  
 San Mateo Chapter AIA  
 Santa Clara Valley Chapter AIA  
 Seattle Chapter AIA  
 Spokane Chapter AIA  
 Washington Council AIA

Boston Chapter CSI  
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# January 1992 BALLOT, Portland Chapter CSI

President Hirte and President-Elect Lape have each indicated their individual desire to serve a second year; the Chapter Board voted, in accordance with the revised Bylaws, to accept. Now it is up to the Chapter Members:

## Question 1:

Shall the President (Jim Hirte) serve a second year (1992-93) as President?

Please vote by circling either      yes      (or)      no

## and, Question 2:

Shall the President-Elect (John Lape) serve a second year as President-Elect?

Please vote by circling either      yes      (or)      no

***THIS BALLOT IS BEING MAILED TWO WEEKS PRIOR TO THE DATE OF THE JANUARY 1992 CHAPTER MEETING.***

***Ballots shall be mailed to the chapter office or delivered to the chapter secretary at the January 14, 1992 meeting.***

***Ballots must be received by 7:30 pm; ballots will then be opened, counted and the results reported.***

**Portland Chapter CSI  
Revisions to Chapter Bylaws,  
adopted November 1991**

*The Chapter Bylaws, as printed in the 1991 Directory, were amended at the November 1991 Chapter Meeting to read, in part, as follows:*

**ARTICLE 6 - NOMINATION AND ELECTION  
OF OFFICERS AND DIRECTORS**

**Add to Section 4:**

- d. The President or President-Elect shall not hold the same office for more than two consecutive terms.

**Add: Section 5 Option of President to Serve Second Term:**

- a. By November 1 of first term, President shall notify Board in writing of desire to serve a second year; board shall vote by secret ballot to accept or reject.
- b. If accepted, 1) President-Elect shall notify Board in writing by December 1 of desire to serve a second year; board shall again vote by secret ballot to accept or reject and 2) at least two weeks before January Chapter Meeting, ballots shall be mailed to members with the following question:

**"Shall the President serve a second year as President?"**

- c. If the President-Elect is accepted, the second question shall be asked:

**"Shall the President-Elect serve a second year as President-Elect?"**

**These amendments were adopted.**

**The other side of this page has the  
January 1992 Ballot for Portland Chapter CSI.**

## PORTLAND CHAPTER CSI BOARD OF DIRECTORS MINUTES OF 11/5/91 MEETING

The meeting was called to order by President Jim Hirte at 12:01 pm at the AIA/CSI office.

**PRESENT:** Bowman, Heiserman, Hirte, Josi, Jurgens, Kuykendall, Lape, Largent, Obert, Tevet, Thompson, Totten.

**ABSENT:** None

**ALSO PRESENT:** Kilbourn

### Discussion

#### 1. Approval of Minutes

1. The minutes of the October 1, 1991 Board of Directors meeting were distributed and approved with the following corrections:

- a. Item 2.3. Correct spelling of the Chapter's Treasurer is Isaac.
- b. Item 3.1.d. Revise membership to ballot.

#### 2. Treasurers Report

1. The current amount of the Chapter's savings and checking accounts was noted.

#### 3. Correspondence Reports

1. A letter was received from Les Seeley stating that I.R.S. will tax the Chapter if the Chapter's assets are 1 1/2 times the budget. The Mt. Rainier Chapter will continue to be the host of the Leadership Conference.
2. Interest has been expressed by the Willamette Valley Chapter to co-sponsor a building codes seminar.

#### 4. Business Items

1. Old Business:
  - a. A balanced budget for 1991-1992 was distributed for review by the Board. It was noted that a number of items projected for expenses were line items last year and never used. It was felt that expenses projected for membership, nomination and technical committees were too low. A motion was made by Bob Thompson and seconded by Jim Hirte to approve the budget with the changes discussed. The Treasurer would resubmit a revised budget to the Board. Motion passed.
  - b. Linda Bowman was congratulated for getting the term of office ballot out to the membership.
  - c. Written notification to the Board was given by Jim Hirte requesting to serve as President for another year if the change to the By-Laws is passed by the membership. The Board approved his proposal for a second year.
  - d. The AIA Design/Build Conference had about 120 people in attendance. The CSI Chapter had been given 13 special discount tickets of which 11 were used. The Chapter was able to recover about \$800 from the \$1,500 it pledged to sponsor the conference.
  - e. Lee Kilbourn gave an overview of the National Membership Conference held in Las Vegas, Nevada.

A list of goals was presented and discussed about membership retention. It was felt that the Chapter loses about as many members as it gains through the course of the year.

f. The Predicator is out one week before the meeting. Again the appearance is excellent.

#### 2. New Business

a. Direction was given for each Board member to work with their committee chairs to develop an operations guide for those committees. The guides are to be given to Jim Hirte for compiling.

b. A motion was made by Linda Bowman and seconded by Jim Hirte to revise the membership status of Herman H. Ford to retired. Motion passed.

c. Isaac Tevet has received the Spec-Text authorized by the Board to be donated to the Multnomah County Library. The Board expressed concern, again, that steps be taken to ensure that the material will not be stolen.

d. Margie Largent gave an overview of her duties as the Chapter's Executive Director.

#### 3. Committee Reports

##### a. Technical Documents - John Lape

Chair: John Lape

1. A meeting was held with representatives from the City of Portland. The issue of spray on fireproofing was discussed.

2. The committee is working on developing a Spec-Guide for radiation shielding.

##### b. Finance - Isaac Tevet

Chair: Isaac Tevet

1. The budget was presented.

##### c. Membership - Rick Heiserman

Chair: Lee Kilbourn

1. Current membership is 334 people. There are 65 people on non-renewed status list.

##### d. Share Group - Rick Heiserman

(Specifiers)

Chair: Paul Wilson

1. Fireproofing was discussed at the last meeting.

##### e. Education - Igo Jurgens

Chair: Dennis Obert

1. Working on the November meeting.

2. Developing an IDP program for January.

3. Discussing with the Willamette Valley Chapter about co-sponsoring a conference on building codes, possibly in Salem.

##### f. Calling Group - Dale Kuykendall

Chair: Curt Austin

1. Currently 14 members are on the committee. Anticipating 20 by the end of the month.

##### g. Hospitality/House - Roy Josi

Chair: Kevin Martin

1. A person is needed to coordinate Wednesday lunch seminars.

#### 5. Next Meeting Date

1. Next meeting is scheduled for December 3, 1991.
2. Meeting was adjourned at 1:06 pm.

Respectfully Submitted,  
Rick Heiserman, Secretary

## ETHICS AT BID TIME

How much thought do you give at bid time to ethics? Do you think unethical bidding is a problem in our area? What can we do to discourage unethical bidding? Ethics is an important issue to consider for all of us concerned about the vitality and image of our industry.

Putting together a team committed to giving the Owner what he or she wants.

The purpose of a competitive bid is to create a construction team that will deliver to the owner the project he has requested at the lowest price and within the allotted time. These team requirements are not necessarily compatible however, and in packaging his bid, the general contractor undertakes an arduous process of decision-making that involves certain standards of conduct - ethics. And it is not only the general contractor. Subcontractors and suppliers also make judgments that reflect their business ethics.

...Then he needs to disqualify himself from bidding.

There are three areas where ethics come to bear as we prepare our bids: quality, price and time.

Ethics of quality are foremost because that is -- or ought to be -- the primary objective of the general contractor compiling his bid or the subcontractor submitting his price. The owner rightfully expects to receive the project he has requested as expressed in the bid documents. The general contractor must ask himself a tough question: "Am I putting together a team that will be committed to giving the owner what he wants? No? Then what changes do I need to make in my proposed team to assure that commitment?"

Fairness is the key.

The subcontractor similarly must reflect on whether he intends to abide by the contract requirements on his portion of the job. If a sub has a problem conforming to the documents, he is obligated to request a change or an approval prior to the bid opening. If the general contractor has negotiated the project and substitution requests are channeled through him, he has an obligation to process all previously submitted requests without favoritism. If the general or the sub cannot, or will not, deliver the requested quality, he needs to make the ethical decision to disqualify himself from bidding and to pursue other work.



Ethics of price relate directly to the quest for profit, the *raison d'être* of business, and therefore present the greatest and most obvious temptation to gain unfair advantage at bid time. General Contractors must presume that the subcontractors and suppliers have prepared their bids honestly and fairly and have submitted them in good faith. The generals are then responsible for keeping the sub-bids confidential, but it is common knowledge that bid peddling does occur.

Bid peddling is unjustifiable, whether it is to gain a competitive advantage, to reward a favored subcontractor or to torpedo a recalcitrant one. On his part, the subcontractor should

respect the general's position by not asking for price information and should submit one bid only unless he is correcting an honest mistake. Knowingly submitting a very low price with the intention of making up the difference through change order pricing or back charges is another unethical pricing approach to bidding. It is a risky strategy at best, and is unfair to the owner as well as everyone else competing for the work.

Ethics of time are not as evident as those of quality and price, but are equally important. All parties submitting bids need to evaluate their work loads to determine whether they can be responsive to the project schedule. For example, it is obviously unfair to the owner, general contractor and other trades for a subcontractor to submit a bid knowing that his productive capacity is too

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## The Real World Contractors Share Group

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limited for a particular size job or that he already has enough work for that time slot.

Unethical bidding is counterproductive in the long run. A general with a reputation for bid peddling eventually may find fewer sub-bids available to him. A subcontractor who deliberately low balls his price may find few generals willing to accept his bid at face value. Over time it is difficult to prosper using unethical bidding practices.

A recurring theme throughout this discussion of ethics is that of fairness -- fair treatment of the owner, architect, contractors, other trades, and one's competition. It is important that we respect the right of the people who make up our industry to conduct their businesses free of unethical competition. Awareness and practice of the concepts of teamwork and partnering will reinforce our commitment to strong bidding ethics.

Ed Loy, Sales and Marketing for  
Lemons Millwork in Albany, OR



## CONSTRUCTION TECHNOLOGY SEMINARS

### CSI In Cooperation With AIA-IDP and PCC-ADT

PCC, Sylvania Campus, Room STA1  
1/15, 2/20 and 3/17 - 6:30 pm - 9:30 pm

#### Cost:

Seminar Series, 3 Seminars	
Full time PCC/PSU students	\$4
Members of AIA, CSI, IDP	\$10
Non-members	\$20

#### Individual Seminars

Full time PCC/PSU students	\$2
Members of AIA, CSI, IDP	\$5
Non-members	\$10

#### Schedule:

- 1/15 - Divisions 3 & 7, Concrete Sealing and Coatings**  
Exterior Clear Coatings for Vertical Concrete  
Exterior Opaque Elastomeric Waterproof Coatings for Vertical Concrete  
Exterior Elastomeric Vertical Wall Joint Sealers
- 2/20 - Divisions 7 & 8, Exterior Wall Assemblies**  
Exterior Insulation and Finish Systems  
Exterior Windows  
Exterior Glass  
Exterior Doors
- 3/17 - Division 9, Finishes**  
Interior Resilient Floor Finishes  
Interior Wood Floor Finishes  
Interior Tile Floor Finishes  
Interior Wall and Ceiling Framing Systems

Make reservations by sending checks to:

CSI Portland Chapter, Inc.  
215 S.W. First Avenue  
Portland, OR 97204

## Joint Code/Permit Committee November Meeting Report

The Joint Code/Permit Committee met at the City of Portland on November 19, 1991 to continue discussion on spray applied fireproofing Design Documents and their processing in the City of Portland. Committee members Chuck Stalsberg, Jim Harris, Bob Gilmore, Gary Madison, Paul Wilson, Rick Heiserman, Brad Moyes and Chairman John Lape, plus guests John Lamb and Dick Blenkinsop, were in attendance.

The City has updated their first draft of the approval procedure for spray applied fireproofing. Many of the suggestions from previous committee meetings have been incorporated into this revised draft. We did manage to delete the requirement that full ICBO or UL reports be submitted for proposed fireproofing systems. The City maintains a complete file of ICBO reports and UL listings - submittal of full reports will only be necessary where data from another agency is being relied upon.

The definition of lateral bracing will be changed for the final draft to be consistent with the UBC handbook. This book clarifies that "lateral force bracing in the exterior wall or in the interior of the building is not considered to be a part of the structural frame where the lateral bracing serves

no other purpose but to resist lateral loads." Lateral bracing, therefore, will be considered a secondary member for fireproofing. The Committee will seek clarification from Mike Hagerty next month on the status of metal decks with concrete topping. As noted before, the City considers all steel to be unrestrained for purposes of fireproofing. However, most of the systems available for fireproofing metal decks consider metal deck with concrete topping to be a restrained assembly.

The Committee will next be discussing firestopping and the difficulty in specifying the various conditions that occur on a job site. There are new requirements in the 1991 UBC which will complicate the process. Persons interested in assisting the Committee with firestopping are urged to contact one of the Committee members.

The Bureau of Building currently has some 70-odd policies in their procedure manual. The Committee is considering methods to make this manual available to the construction industry. A copy will probably be placed in the Construction Library. We have also discussed making copies available for purchase. We would welcome input on other concepts on how this manual might be made available to the construction industry.

John Lape

November  
Meeting  
"Moments To  
Remember"



### Portland Chapter Leaders 1991-1992

President - Jim Hirte, CDT	620-0106
President-Elect - John Lape, CCS	243-2837
1990-91 President - Dennis Obert, CCS	245-7802
Secretary - Rick Heiserman	223-1181
Treasurer - Isaac Tevet	222-1661
Executive Director - Margie Largent	620-6573

### Board of Directors

Linda Bowman, Prof. '92	223-4886
Roy Josi, Prof. '93 CDT	691-3944
Igo Jurgens, Prof '92	223-0992
Dale Kuykendall, Ind. , CDT '93	777-5531
Bob Thompson, Ind. '92	641-4622

### Committee Chairs

Awards John Kehrl	644-7102
Certification D.R. Brown, CCS	224-3860
Editor Gunnar Forland	223-9318
Education Dennis Obert, CCS	245-7802
Membership Lee Kilbourn, FCSI, CCS	224-3860
Products Fair Gordon Van Antwerp	642-4899
Program Gene Andrews	640-3118
Technical John Lape, CCS	243-2837

### Institute Responsibilities

Marketing/Membership Les Seeley	298-7135
Specifications Robert Klas	644-4222
Masterformat - Ad Hoc	

### Region Responsibilities

Awards Alan G. Shelmerdine, CCS	(206)861-9522
Finance John E. Scholes, CSI	689-1930
Planning James M. Robertson, FCSI, CCS	342-8077
Publications Linda Bowman	223-4886
Membership Joe Maliszewski	466-5177
Technical Ivan McCormick CCS, CSI	292-3958

### Region Directors

Les Seeley DEL Distributing P.O. Box 6157 Vancouver, WA 98668	287-7135 (206)254-2049
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Sandi Velleca, CCS Arctic Slope Consulting Group 301 Danner Avenue, Suite 200 Anchorage, Alaska 99518	(907)349-5148
--	---------------

Institute and Portland Chapter dues for one year are: Institute \$130, Portland Chapter \$30, total investment \$160. Please send your check payable to Construction Specification Institute, c/o Lee F. Kilbourn, FCSI, 215 SW First Avenue, Portland, Oregon 97204

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Advancement of  
Construction Technology

# The Predicator

Portland Chapter - The Construction Specifications Institute

Vol. 31 No. 6

February, 1992

## NEXT MEETING

### DATE

Tuesday  
February 11, 1992

### TIME

Social Hour 5:30 - 6:30 p.m.  
Dinner & Program 6:30 - 9:00 pm

### COST

\$18 per person  
Guests and spouses are  
encouraged to attend

### LOCATION

Atwater's Restaurant  
41st Floor, U.S. Bank Tower  
111 S.W. Fifth

### RSVP

Trasi Hogenhout at 274-0624  
by Noon on Monday,  
February 10, 1992

## FEBRUARY MEETING

### Partnering

Partnering is a concept based on the premise that important but complementary opportunities may exist between two organizations. Traditionally, barriers prevent them from working together. However, if the right people are brought together with an effective organizational process, these barriers can be eliminated and a beneficial relationship established.

Traditional contracts define the legal relationship between firms. The Partnering process attempts to establish working relationships among individuals through a mutually-developed, formal strategy of commitment and communication.

Partnering attempts to create an environment where trust and teamwork prevent disputes, and foster a cooperative bond to everyone's benefit.

Departing from a clinical definition, Partnering is simply a relationship where:

- All parties seek Win-Win solutions
- Value is placed on successful relationships
- Trust and openness are the standards
- An environment for profitability exists

- All are encouraged to openly address any problem
- All understand that no partner benefits from exploitation of the another partner
- Innovation is encouraged
- Everyone is aware of needs, concerns and objectives of others
- Everyone has a stake in advancing their partner
- Overall performance is improved

The Partnering concept is innovative to many owners, contractors, supervisors and workers in the construction industry. The Business Round Table, The Construction Industry Institute Partnering Task Force, National AGC, among many other organizations across the country, are attempting to respond to the many questions surrounding Partnering.

(Please turn to page 7 for more on Partnering.)

Join us on February 11, 1992 at the US Bank Tower, 41st floor to hear Nat McDougall and Jerry Martin share their personal experiences and insights on the process of Partnering. Meet your colleagues for the social hour at 5:30 pm; dinner at 6:30 pm; program at 7:30. Phone Trasi Hogenhout at Daily Journal of Commerce Plan Center, (503) 274-0624, by noon on Monday, February 10th for reservations.

**Portland Chapter  
CSI**

**WHAT'S  
INSIDE**

- Message From The President, Page 2
- BS by KS, Page 3
- CSI Calendar, Page 5
- Board of Director's Minutes, Page 6

## Message From The President



### Jim Hirte, CDT, President

The first notice about the upcoming National Convention in Atlanta, Georgia appeared in the January issue of the Predicator. It is June 26 through 28, 1992. I want to personally appeal to all architectural firms to make one of the best investments you can make and send one or two of your up-and-coming interns off to Atlanta. As I noted in my very first column, last June's convention in San Diego was my first, and I came away amazed at the wealth of information available for the design professional. It is a tremendous opportunity at a very reasonable cost to enhance the education of design professionals. There will be over 1,000 exhibitors with a quality of display you cannot imagine, seminars which give you immediate payback, and an increased enthusiasm for the attendee's chosen profession.

A question from a general contractor - Why don't structural drawings, as a rule, have dimensions on them, even grid to grid? A general contractor builds the foundation first and uses the structural drawings for all the basic layout needs. However, rarely are there dimensions on the structural drawings to work with. It would certainly make our work a lot easier and prevent error due to going back and forth between the structural drawings and architectural drawings. The last couple of columns we discussed the subject of CAD drawing systems. Particularly because of the ease of providing and transposing such basic informa-

tion as dimensions from the architectural drawings to the structural drawings, or even the mechanical and electrical drawings with CAD, can't we begin doing so? It really would make project construction much more informed and reduce errors during construction.

One more comment regarding dimensioning. Please be consistent with dimensioning points, i.e., outside face of \_ to outside face of \_, or centerline to centerline, etc. However, I prefer, and every contractor I've talked to about this prefers, the use of the outside face of foundation, wall, etc., as a dimension point rather than centerlines. Most layout in the field is done to the outside face of a wall (stud, block, etc.); a line is chalked and sealed for laying the first block, the bottom plate or whatever. Therefore, if all dimensioning is from this point, then the only decision that has to be made in the field is what side of the line (usually marked by the person doing the layout) to put the material. This type of dimensioning helps again to reduce the potential for error.

HAPPY DRAWING!

## CSI Products Fair

This year's Products Fair will be held Thursday, April 30th, in the Exchange Hall of Red Lion Lloyd Center. Showing hours are noon to 7:00 p.m. Costs to be determined. Registration forms for booths will be mailed out between the 1st and the 15th of April. Call Gordon Van Antwerp for more information at 642-4899.



CSI's 36th Annual  
Convention and Exhibit  
June 26-28, 1992  
Georgia World Congress Center  
Atlanta, Georgia

*CSI National  
Convention  
coming to  
Atlanta this year*

*Never mind this  
"fourth  
dimension",  
where are the  
first three?*

## BS BY KS



### Basic Specs by Ken Searl

#### Expose Yourself to Specs!

When the 1991 issue of UBC is approved by the State of Oregon, sometime between now and July 1, 1992, there will be many revisions and additions. One item that will be included and is of great interest to me (and also to many of you) is Firestopping. In my opinion it has been a long time in coming and should have been a code requirement many years ago.

Most architects and owners in the past have not given firestopping much consideration with the exception of telephone companies. It is noted that the 1988 UBC code directed architects and engineers to detail firestopping requirements. I don't think much has been accomplished in this regard.

It is noted that the City of Portland has been holding meetings under a Joint Code/Permit Committee which includes members of the City of Portland and representatives from several architectural firms, contractors, suppliers and manufacturers representatives. Purpose of these meetings is to help the City of Portland develop policy. [CSI Committee chaired by John Lape]

The 1991 UBC code lists F and T ratings and where they might apply (UBC Sections 4304, 4305 and 4308). F ratings generally follow the rating of a wall's resistance to heat transfer. The T rating refers to the transmission of heat of the penetrating item. (Piping, Ductwork, etc.) The new code also directs that

firestopping be tested under pressure. Many of the products and listings currently on the market have not been tested to these new standards and it will be difficult to ascertain what products and methods are acceptable. It is noted that ASTM E814 does not provide F and T ratings.

How does all this sound so far? Confusing perhaps, but there is a light at the end of the tunnel ... there are some products out there that are acceptable. Besides all the above items mentioned, there are other issues involved. How does one specify all this and who is responsible for what? How does a bidder figure out how to price all this out?

Currently, many subcontractors do their own firestopping of penetrations in a building. Many of us feel that a single section may be the way to go and place all work under Section 07270 Firestopping with cross references between that section and other sections such as mechanical, electrical and others where firestopping is required. This can work two ways. One, list all requirements in Section 07270 with individual sections doing the work and being responsible for same, both in bidding costs and application, but adhering to standards and requirements set forth in Section 07270. Two, make Section 07270 responsible for everything. This may be a good idea, but would be difficult to accomplish. Just how does a specialty contractor accurately compute quantities from drawings? A third way may be to place allowances in all sections where fireproofing is required with references to Section 07270.

An item not discussed above is that firestopping now consists of two types. One where a firestopping application is made which involves sealing only around penetrations and another type involving firestopping not only sealing at penetration but firestopping or fireproofing on each side of a wall or floor penetration over piping, ductwork or whatever penetrates the wall. These items must be covered and meet code requirements a certain distance on both sides of wall or ceiling penetrations.

Ken Searl, FCSI, WEGROUP Architects & Planners

*Firestopping  
Section 07270*

*Confusing ... but  
there is light at  
the end of the  
tunnel!*

## December Meeting Report

### Angels With An Attitude

HNGHH!

Some holiday traditions are as welcome as a warm eggnog on a snowy day. Certainly, the production of THE FALLEN ANGEL CHOIR's Angels With An Attitude fits that category.

Stage veterans Melinda Pittman, Kate Finn, Cathryn Cushing and Judith Rizzio once again brought alive their incredibly funny and energetic musical satire of the Christmas season with such spoofs as Oh Con All The Faithful, I'll Be Homeless on Christmas, David Duke is Coming to Town (one of my personal favorites), Oh Little Mall of Beaverton and so on... you probably get the picture.

The secret to the Angel's success is simple: Extraordinary writing, wit, energy and a great sense of humor.

If you unfortunately missed the December meeting, you missed a great performance by this zany group -- and from the amount of dropped jaws I witnessed while scanning the audience -- a performance not soon forgotten!! Hallelujah.

Warmest wishes for a great new year.

Linda Bowman



*A very merry  
meeting in  
December!*

## CSI PORTLAND 1992-1993 CALENDAR

**2/11**      **CSI Dinner Meeting**  
**Tuesday**    Partnering  
Pat O'Brien, OTKM Construction

Partnering is a way of working together for identified, agreed goals. It is changing the construction players from adversaries to teams. Specific ways that this concept can work on private and public jobs will be shared by Nat McDougall and Jerry Martin.

*Plan now for the  
Products Fair in  
April.*

**3/10**      **CSI Dinner Meeting**  
**Tuesday**    Building Oregon  
Oregon Political Figure

This is primary time in Oregon, and we will invite the governor or one of Portland's mayoral candidates to discuss issues effecting construction in Oregon.

**4/14**      **CSI Dinner Meeting**  
**Tuesday**    Forensic Engineering:  
When The Design Fails  
Don Peck, Hosting Jack Talbott

**4/30**      **CSI Portland Chapter  
Products Fair**

**5/12**      **CSI Dinner Meeting**  
**Tuesday**    Mediation: An Alternative  
Method for Dispute Resolution  
Contractor Share Group: Rick Wessell

**6/14**      **Awards Night**  
**Tuesday**    Pat on the Back!!

## CSI CERTIFICATION 1992 UPDATE

It looks like the certification program this year will have between 35 and 40 candidates applying for the exam, scheduled April 4, 1992. Lee Bodenhamer of the U.S. Bank has personally brought 18 CDT applicants to the program. Also, there are possibly two CCS candidates applying for the examination.

The voluntary classes, in preparation for these examinations, are scheduled for Thursday evenings beginning February 20 through April 2, from 5:30 p.m. to 8:30 p.m. on the 19th floor of the U.S. Bank Tower Building at 555 S.W. Oak Street. Last years instructors have committed to appearing again this year, so the same high passing scores recorded last year may even get better!

GOOD LUCK!

For information contact D.R. (Skip) Brown at 224-3860.

### In Memorium

R.D. "Dick" Cunningham, CSI  
1932-1992

Dick was born in Portland, graduated from Grant High School and the University of Oregon. He was a self-employed sales representative in the plumbing supply industry, starting his firm in 1968, and joining CSI in 1983. His lines included Noble (Chloraloy). He died of acute respiratory and kidney failure.

The family suggests remembrances be donations to a favorite charity.

## PORTLAND CHAPTER CSI BOARD OF DIRECTORS MINUTES OF 12/3/91 MEETING

The meeting was called to order by President Jim Hirte at 12:10 pm at the AIA/CSI office.

**PRESENT:** Bowman, Heiserman, Hirte, Kuykendall, Lape, Largent, Obert, Thompson

**ABSENT:** Josi, Jurgens, Tevet, Totten

**ALSO PRESENT:** S. Brown, Forland, Kerli, Kilbourn

### Discussion

1. Approval of Minutes
  1. The minutes of the November 5, 1991 Board of Directors meeting were distributed and approved.
2. Treasurers Report
  1. The current amount of the Chapter's savings and checking accounts were noted.
3. Correspondence Reports
  1. Letters were received from the Institute in appreciation for the work of four Chapter members who assisted in the development of Monographs for their expertise. They were:  
Hal Elder, Simms & Associates  
Jodi Moore, DeaMor Associates, Inc.  
Larry G. Gilbertson, Tile Institute  
Tom Shea, E.M. Shea & Associates
4. Business Items
  1. Old Business:
    - a. Development of a Chapter Operations Manual was discussed. Description of the duties for each committee are needed. The descriptions are to be compiled by each Director for the Committee's they are responsible for. A form will be developed by Linda Bowman to standardize duty description. The form will be available at the next Board Meeting.
  2. New Business:
    - a. Written notification to the Board was given by John Lape requesting to extend his term of office as President-Elect to June 1993. A motion was made by Linda Bowman and seconded by Bob Thompson to approve the request. Motion passed.
    - b. Gunnar Forland, due to health reasons, expressed a concern about carrying on the duties of Editor. A proposal was made by Gunnar to increase the duties and expense of Niki Sims allowing her to do almost all tasks of publishing The Predicator. This change would cost the Chapter an additional \$75.00 per month. A motion was made by Linda Bowman and seconded by Rick Heiserman to give
5. Committee Reports:
  - a. Technical Documents - John Lape  
Chair: John Lape
    1. Continuing Spec-Guide on Radiation Shielding.
    2. Continuing joint meetings with The City of Portland. A manual on Procedure by the City will be available soon to be placed in the County Library.
  - b. Membership - Rick Heiserman  
Chair: Lee Kilbourn
    1. Current membership 334.
    2. The Chapter has accumulated a number of Institute credits from the Solid as a Rock program. It was decided to provide a \$25.00 discount to new members who have not been a member before as an incentive.
    3. Ron Jackson, due to an accounting error, has been correctly reassigned to the Portland Chapter.
  - c. Share Group - Rick Heiserman  
(Specifiers)  
Chair: Paul Wilson
    1. Discussing Radiation Shielding and meetings with the City.
    2. Future topic is Sealants. Next meeting is a week from tomorrow at ZGF.
  - d. Education - Igo Jurgens  
Chair: Dennis Obert
    1. The seminar held after the November meeting had 8 new members.
    2. A list was being developed of areas that members expressed interest in knowing more about as a result of the November meeting.
    3. Contacting various schools in the N.W. to see how C.S.I. might assist in developing a course in specification writing.
  - e. Nomination - Igo Jurgens  
Chair: Dennis Obert
    1. A ballot for Officers must be developed.
  - f. Products Fair - Linda Bowman  
Chair: Gordon Van Antwerp
    1. A list of exhibitors is being developed.
  - g. Publication/The Predicator - Bob Thompson  
Chair: Gunnar Forland
    1. Discussed in New Business.
  - h. By-Laws - Bob Thompson  
Chair: Paul Wilson
    1. A new Chair is needed for this committee. Paul has expressed a desire to pursue other professional developments.
  - i. Awards - Ray Totten  
Chair: John Kehrl
    1. A list and description of Institute awards was presented by John. Names of nominees are needed by December 17, 1991.

the Publication Committee the option to use an additional \$75.00 per month as may be required for publication of The Predicator. Motion passed.

c. There was discussion about a replacement for Gunnar. Jim Hirte will try to give a recommendation to the Board in the near future.

d. A ballot must be developed and sent to the Membership to vote on the office of President and President-Elect. Lee Kilbourn will develop a ballot for the January meeting.

- j. Certification - Ray Totten  
Chair: Skip Brown
  - 1. 30-35 people have expressed interest to take the examinations next year. A list of instructors is being developed.
- 6. Next Meeting Date
  - 1. Next meeting is scheduled for January 7, 1992.
  - 2. Meeting was adjourned at 1:05 p.m.

Respectfully Submitted,  
Rick Heiserman, Secretary

## Partnering

(continued from Page 1)

by: Byron C. Loney

For the most effective results, participants (who are stakeholders in Partnering) should conduct a Workshop during the early stages of the contract and before the performance of any on-site work. The sole agenda of the workshop is to establish and begin implementing the Partnering process. This forum produces the opportunity to initiate the key elements of Partnering.

For all the stakeholders of a project, Partnering is an effort which requires time up-front, with the benefits accruing in a more harmonious, less confrontational process with successful project completion without litigation and claims.

Partnering is not a panacea that should be applied to all relationships. It requires proper chemistry, conditions, and commitment to make it work. The Partnering concept is intended to accentuate the strengths of the partners. In fact, an improperly structured Partnering arrangement may tend to magnify any internal organizational faults.

As with any new concept or technique, prudence dictates that an analysis of benefits be identified and considered by organizations when evaluating a possible change in an operating methodology. Proponents of successfully Partnered projects have identified some of the major benefits as being: litigation avoidance; continuous resources; improved profits (value) for all parties; encouragement of innovation; development of

teamwork, trust, and commitment; and the delivery of on-time quality built projects.

All sectors (public, negotiated or design-build) of contracting have successfully initiated Partnering endeavors. By addressing the human elements in an effort to build high performance team environments, stakeholders find themselves in a new mode of thinking about and dealing with personnel from stakeholder organizations. In the long term these alliances will enhance a reputation that the Construction Industry can produce quality products on time.

With the escalation of adversarial relationships, increased litigation, and numerous studies on how to get more construction for the money, the industry has returned to a simple point: Develop a team-building process that creates trust and respect for one another's respective roles in the construction process and recognize the risks inherent with these roles. Partnering is one such concept!

Byron C. Loney is Director of Membership Services/Manager of Labor Relations for the Oregon-Columbia Chapter, AGC. Mr. Loney has been committed to collaborative problem solving issues since 1982, when he was involved with early examination and implementation of recommendations of The Business Roundtable - Construction Industry Cost Effectiveness (CICE) Reports.

## ECONOMICS OF ARCHITECTURE

By Heinz Rudolf, AIA, CSI, Principal, BOOR/A

There is a cartoon featuring an architect who wins millions of dollars in the lottery and who joyfully exclaims, "Now I can practice architecture until it's all gone." Sound absurd? Actually, there is some reality contained in those sarcastic lines. For years architects have been idealists. They have practiced architecture to combine art with the science of building structure, and too often with insufficient regard for their own economic benefits. Part of the problem with architectural services is that even if there is the goal and desire to make a profit for services rendered, there are considerable complexities and obstacles which make it difficult to do so. A firm's attitude toward profitability and the types of projects marketed are im-

*Partnering should be a great follow up program to the January topic of "Turbo Management".*

*Architects are not immune to competitive pressures in the construction industry.*

*Even in a state with no sales tax - change remains a constant.*

portant factors for setting a framework for successful architectural practice.

Although there are many combinations of service models describing how architects provide services to their clients, there are three basic models which, in essence, reflect the general attitude of a firm. First, there is the group of architects who consider themselves pure artists who are primarily interested in high design projects, and in some cases delegate the technical documentation of a project to an associated firm under their supervision. Second, there are service firms with emphasis on service, service, and service, along with straightforward design solutions. The third model is a firm that wants to do both, provide high design and excellence in all service areas. It is this last model that offers the greatest challenge as well as the greatest professional rewards. Unfortunately, it also presents the greatest risk of spending more time on a project than a standard basic fee will allow.

*Service, service and service - but what about profit?*

The delivery of a truly successful project requires discipline, good internal management, a skilled production team incorporating state-of-the-art in systems and technology, and leadership. These are the ingredients necessary to meet (or exceed) the client's expectations. In most cases the extraordinary effort by the Architect/Engineer team will be rewarded with good references from the Owner and Contractor. Financially, this will not help the project, but it may help in landing future projects with a little less marketing effort. Aside from the simple fact that there is this obvious conflict between excellence in services and profitability, there are also certain external influences which play an important role. One of these is a shift in market conditions; and now when there are simply fewer projects, resulting in more competition. Or there can be increased client expectations, resulting in expanded scope of work within limited fees. Finally, there may be a change in the architectural process which can profoundly alter how we deliver our services. All these issues have significant impact on the profession and make it more difficult to manage for profitability.

*High performance technology is also high investment.*

---

## The Real World Contractors Share Group

---

We are living in a world of rapidly changing conditions with only one constant: change itself. New legislation is changing building codes, accessibility to buildings, and educational programs. New initiatives regarding environmental health and safety concerns have become a national priority affecting both the private and public sectors. In essence, these market conditions are changing the client's profile for consulting services. These new clients have become more sophisticated (particularly on public projects). They represent a broad cross section of highly educated individuals who want to be involved throughout the planning and design phase of the project. These new clients are more knowledgeable and, for the most part, expect high design and first-class solutions. They have little sympathy for errors, cost over-runs, or building defects. They too operate in a competitive world of increased market pressures and expect the best from their architect, consultants, and contractors.

The current recession has had a sobering effect on many architectural firms. Many market segments have been reduced or even eliminated by the stagnant economy. Fewer projects have increased the competition among architects. It takes a quality proposal to make it to the short list, and a concerted effort to get the job. Firms with a broad diversification in project types and firms willing to work beyond the local region have done well for themselves, and weathered the recession. Working away from home, however, means an added layer of complexities, jeopardizing the goals of a profitable project.

As if slow, increased competition, and growing client expectations were not enough, the delivery process and the methodology of how we develop design documents and contract documents have fundamentally changed as well, resulting in a continual learning and training process for architects and consultants. Over the last five years, CADD and other computer applied programs have had a revolutionary impact on how our work is accomplished. Despite the staggering costs of equipment purchases and the enormous time consumed for training, architects in general have pursued



*More sophisticated clients are also more demanding clients.*

this course of direction. They are implementing these new systems to position themselves at the cutting edge of technology and provide advanced services in the hope of lowering costs.

The result of this new technology is simply phenomenal, not necessarily in immediately reducing production costs, but in the improved quality offered to our clients. The new level of quality is evident in all areas of an architectural office. Correspondence, marketing information, specifications, and other written documentation is now produced in off-set printed quality, thanks to desktop publishing. Facsimile has improved the written documentation of a project and is available at the speed of telephone communication. With the assistance of cost estimators and general contractors, architects now have schedule and cost analysis software programs that provide the client with much of the same information found in value engineering reports. Computer generated program and design analysis explodes the individual components and permits a multiplicity of suitable options and arrangements for consideration.

*High tech reduces mistakes, requires on-going education.*

The design documentation illustrates a project in three dimensional format, permitting a client to view his building from any angle. Animation programs give the illusion of flying over, driving up to, or walking through a building. Most programs allow instant color changes of surface materials as well as modification to lighting conditions to reflect shadows, and even night conditions.

Technical documentation with CADD to produce working drawings has resulted in concise, well organized documentation explaining all conditions of a project in great detail. Generally, the building conditions are much better explained than ever before, making it easier for contractors to do their take-offs and eliminate guesswork.

*Excellence in design and services may be best marketing tool.*

The services offered by the design professionals today far exceed those offered to our clients of past years, yet the basic fees have remained constant. The additional service offerings and compliance with new codes and regulations have not been added overnight, and clients simply expect buildings which meet all of these issues as part of normal services.

The drive for excellence must compete with so many other factors and influences that it makes it difficult for many architects to be financially successful. In an effort to achieve both excellence in design and serves and be profitable at the same time, a well organized management system and training program is a must. Training for CADD and other computer programs is an ongoing process throughout the office as is general staff development, research, and feedback from clients, contractors, and suppliers. At BOOR/A the year starts with a well defined business plan which states the general goals and objectives along with the allocated budgets, revenues, and expenditures. Marketing, an important segment of the business plan, is a proactive approach which is carefully orchestrated and monitored on a weekly basis. Project management and quality control are integral parts of the project; they assure compliance with budgets, schedules, and many other performance criteria.

The overall outlook for the professional is not overly optimistic. Even with all of these management systems in place and with the understanding that architectural services require adequate compensation for their work, it will be difficult to achieve the desired financial goals. Architects must be able to charge additional fees for extra services, or repackage their services to include the more profitable aspects of the building industry, including project management and development of projects.

We truly live in changing times. Never before have there been as many challenges, and never before have there been this many opportunities to do exciting work under completely new conditions. With all of these changes and the assistance of computer technology, it takes even more creativity and dedication coupled with a true team effort among clients, architects, and contractors to achieve successful projects.

**Portland Chapter Leaders**

**1991-1992**

President -  
 Jim Hirte, CDT 620-0106  
 President-Elect -  
 John Lape, CCS 243-2837  
 1990-91 President -  
 Dennis Obert, CCS 245-7802  
 Secretary -  
 Rick Heiserman 223-1181  
 Treasurer -  
 Isaac Tevet 222-1661  
 Executive Director -  
 Margie Largent 620-6573

**Board of Directors**

Linda Bowman, Prof. '92 223-4886  
 Roy Josi, Prof. '93 CDT 691-3944  
 Igo Jurgens, Prof '92 223-0992  
 Dale Kuykendall, CDT Ind. '93 777-5531  
 Bob Thompson, Ind. '92 641-4622

**Committee Chairs**

Awards  
 John Kehrli 644-7102  
 Certification  
 D.R. Brown, CCS 224-3860  
 Editor  
 Gunnar Forland 223-9318  
 Education  
 Dennis Obert, CCS 245-7802  
 Membership  
 Lee Kilbourn, FCSI, CCS 224-3860  
 Products Fair  
 Gordon Van Antwerp 642-4899  
 Program  
 Gene Andrews 640-3118  
 Technical  
 John Lape, CCS 243-2837

**Institute Responsibilities**

Marketing/Membership  
 Les Seeley 298-7135  
 Specifications  
 Robert Klas 644-4222  
 Masterformat - Ad Hoc  
 James Robertson, FCSI, CCS 342-8077

**Region Responsibilities**

Awards  
 Alan G. Shelmerdine, CCS (206)861-9522  
 Finance  
 John E. Scholes, CSI 689-1930  
 Planning  
 James M. Robertson, FCSI, CCS 342-8077  
 Membership  
 Joe Maliszewski 466-5177  
 Publications  
 Linda Bowman 223-4886  
 Technical  
 Ivan McCormick CCS, CSI 292-3958

**Region Directors**

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 Vancouver, WA 98668  
 Sandi Velleca, CCS  
 Arctic Slope Consulting Group  
 301 Danner Avenue, Suite 200  
 Anchorage, Alaska 99518 (907)349-5148

Institute and Portland Chapter dues for one year are: Institute \$130, Portland Chapter \$30, total investment \$160. Please send your check payable to Construction Specification Institute, c/o Lee F. Kilbourn, FCSI, 215 SW First Avenue, Portland, Oregon 97204

**The Predicator**

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Advancement of  
Construction Technology

# The Predicator

Portland Chapter - The Construction Specifications Institute

Vol. 32 No. 7

March, 1992

## NEXT MEETING

### DATE

Tuesday  
March 10, 1992

### TIME

Social Hour 5:30 - 6:30 pm  
Dinner & Program 6:30 - 9:00 pm

### COST

\$18 per person  
Guests and Spouses are  
encouraged to attend

### LOCATION

Atwater's Restaurant  
41st Floor, U.S. Bank Tower  
111 S.W. Fifth

### RSVP

Trasi Hogenhout at 274-0624  
by Noon on Monday,  
March 9, 1992

## MARCH MEETING

### Creating a Livable City In the 1990's

Election year is here again. Between choosing a President, all of our Representatives, one Senator and a myriad of other officials, we will all be scrambling to make an informed choice on election day. In an effort to kick start your information gathering as early as possible, CSI will be presenting Vera Katz on March 10, 1992 as our featured speaker. As one of the candidates for Mayor of the City of Portland, we have asked her to speak on "Portland: Creating a Livable City in the 1990's".

Vera Katz has represented her Portland district in the Oregon House of Representatives since 1973. In 1985, she became the first woman to be elected Speaker of the House, serving for an unprecedented 3 terms. In that time, she has become one of Oregon's most visible leaders.

Representative Katz also served as Co-Chair of the Joint Ways and Means Committee during the difficult recession years of the early 1980's. During that time, she earned a reputation as an authority on increasing the efficiency and ac-

countability of government. She is currently a member of Oregon's Legislative Audit Committee and the Joint Revenue and School Finance Committee.

Vera has also received national attention. Her educational reform plan, passed during the last legislative session, has been hailed as a national model, and she serves on two national education think tanks. She has also been recognized nationally for her accomplishments in finding a consensus for effective gun control laws.

Vera has received over a dozen awards over the years, including the "Jeanette Rankin First Woman Award" for being the first woman Speaker in the Oregon House, the Abigail Scott Duniway Award from Women in Communications for "significant contributions to the status of women in Oregon", the Woman of Achievement Award from the Commission for Women, the Portland Public School Award, and the Oregon Environmental Council Award.

Please join us on March 10th at the US Bank Tower, 41st Floor; social hour at 5:30 pm; dinner at 6:30 pm; program at 7:30. Phone Trasi Hogenhout at (503)274-0624 by noon on Monday, March 9th for reservations.

Portland Chapter  
CSI

WHAT'S  
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- Board of Director's Minutes, Page 6

### The President's Message



**Jim Hirte, CDT, President**

Oh, woe is me - late again with my column. This may appear in the March issue, or it could be the April issue. Have you ever felt that you might have raised your hand one too many times? The last few weeks' activities have caused me to reflect on such. However, the near future looks much better. I am sure I will get caught up soon.

*Portland Chapter Certification Program again hits the big time.*

Certification has certainly caught on! Skip Brown announced at the February Chapter meeting that there are 40 plus CDT and CCS candidates. If history is to repeat itself, it will mean there will be a substantial number of members with new skills and knowledge for the benefit of our industry. Our Chapter has one of the highest percentages of successful candidates in the nation.

*...And, Lee Kilbourn is recognized as "Rock" star.*

If you did not notice in the last issue of "News Digest", our own Lee Kilbourn is still leading nationally in sponsoring new members in the Solid as a Rock membership campaign. Lee is responsible for sponsoring 24 new members under this program. Congratulations, Lee!

*Top officers retain posts, expand goals.*

I do want to thank the Chapter members for your support. Yes, as a result of the recent vote, I have the honor of serving another year as your Chapter President. John Lape and I are working hard to communicate, cooperate and work together to achieve some common goals. I am excited about the opportunity. Please feel free to bend my ear anytime if you think there is something I can help you with or changes we should think about.



The opportunities for advancing your career are peachy . . .

**CSI's 36th Annual Convention and Exhibit  
June 26-28, 1992  
Georgia World Congress Center  
Atlanta, Georgia**

The largest exhibit of nonresidential construction products, services, and materials in the country



- Visit more than 1,000 exhibits
- Meet 550 exhibitors
- Choose from 35 education programs



**BS by KS****Basic Specs by Ken Searl****Expose Yourself to Specs!**

*Renegades of the world, unite!*

*Where there is smoke ... there also should be detectors.*

*You can't judge a specifier by his taste in wallposters.*

*If you can't stand the heat, then run - run like hell.*

Last month we discussed firestopping and just what we have to do to implement this into our specifications to meet new codes. This month I feel we should discuss fire dampers.

New code requirements for firestopping are definitely going to impact installation wherever a fire damper is required. As many of you are aware, fire dampers are placed primarily to maintain the integrity of a rated wall, ceiling or floor as required by code. What has been wrong with installation of fire dampers in the past is that they were placed for purposes of saving or protecting the building or a portion thereof. The saving of lives became secondary -- and in my opinion, saving of lives should be priority #1.

As most of you know, normal fire damper closure operation occurs only when the fusible link has reached a certain temperature, usually 135 degrees F or higher.

What does this all smoke down to? Several years ago codes changed requiring a smoke detector on all air handling units of 2,000 CFM or more. In larger systems over 15,000 CFM a smoke detector is required on both return and discharge plus dampers on both return and discharge to close in event of either smoke or fire and in both cases to shut off the blower. This makes a lot of sense and is a good idea. It seemed to me they did not go far enough, though. They should have also designed a remote control system to close every fire damper in the system. It is noted that

smoke detector dampers are available, but expensive, and I am not sure they are rated. Better yet, why not require fire dampers be activated by both smoke and heat. If these ideas indicate I am a renegade then so be it. As one of my cohorts stated -- What can you expect from a guy that has a large personally autographed Betty Boop poster on his office wall?

I have said for years that smoke detection should have a higher priority than fire dampers. Lots of people die from smoke inhalation rather than from direct fire causes.

Another item of interest is that we are not required by code to specify closers at patient room doors in rated corridors in a hospital type environment. This appears to be allowed because where there is staff on duty 24 hours, the staff will close all patient doors in the event of fire.

I don't buy this at all. If an explosion with a lot of smoke and fire occurs, am I supposed to believe staff members will close doors or is there a possibility they will run like hell and get out! I don't think we should take this chance. Staff members are human, even if some patients think otherwise. It is evident that most hospitals don't want doors with regular closers due to the fact they cannot be positioned easily where needed. Installation of swing free closers make it possible to position doors where needed and only operate if a fire condition results. The main drawback to a swing free closer is cost. As I see it, when it comes to protecting lives, an additional cost is a worthy investment.

In our firm we usually recommend to an owner that swing free closers be installed.

Ken Searl, FCSI, WEGROUP Architects & Planners

## NEW MEMBER ORIENTATION

On January 14, 1992 the Portland Chapter of CSI held a new member orientation meeting. The following Chapter members participated AND thanks to you, this meeting was a success!

*New member orientation past: January, and Present: 3/10/92, before monthly dinner meeting.*

Les Seeley, Region Director  
 John Lape, President Elect  
 Dennis Obert, Spec Writer's Share Group  
 Director Dale Kuykendall, Contractor's Share Group  
 Gordon Van Antwerp, Products Fair Chair  
 D.R. "Skip" Brown, CCS & CDT Exam Chair  
 John Kehrl, Awards Chair  
 Margie Largent, Executive Director, Archives and Office

New members who received their pins were:

Tom Cockburn  
 Matthew Thompson  
 Joe Hayes  
 Rick Thompson  
 Don Peck  
 Wesley Korman  
 Robert Murphy  
 William Clark Jr.  
 Brad Smith  
 Patrick Gilmore

Prospective new members Dorothy Payton and Brent Carter also attended, and were, hopefully, motivated to turn in their applications.

We are inviting all new members to the next orientation meeting. March 10, 1992 - Atwater's Hood Room, 30th Floor of US Bank Tower - 4:30 to 5:30 pm. Call Inga Vrla at 635-6227 to say you will be there!



We welcome William Clark Jr. as a new member!

## CSI PORTLAND 1992-1993 CALENDAR

*Products Fair; all day buffet, old friends and new. The latest technical information, too.*

**3/10**      **CSI Dinner Meeting**  
**Tuesday**    Creating A Livable  
                  City in the 1990's  
                  Vera Katz, Candidate  
                  for Mayor of Portland

*Continuing Education.*

**4/14**      **CSI Dinner Meeting**  
**Tuesday**    American Disabilities Act  
                  Don Peck, Hosting Jack Talbott

*Product Presentation.*

**4/30**      **CSI Portland Chapter**  
**Products Fair**

*The price is right on April 30, 1992.*

**5/12**      **CSI Dinner Meeting**  
**Tuesday**    Mediation: An Alternative  
                  Method for Dispute Resolution  
                  Contractor Share Group: Rick Wessell

**6/14**      **Awards Night**  
**Tuesday**    Pat on the Back!!

Editor: Gunnar Forland, 223-9318

Publisher: Niki Sims, 231-0813

Advertising: Becky DeClerck, CDT, 225-0200

Photographer: Inga Vrla, 635-6227

Many thanks and much appreciation to Lee Kilbourn for his efforts on behalf of The Predicator.

The Predicator is the official newsletter of the Portland Chapter CSI, published monthly, September through June. The opinions expressed in this publication are not necessarily those of The Predicator staff.

Articles for publication may be sent to

Niki Sims, Publisher  
The Predicator  
P.O. Box 14854  
Portland, OR 97214

or FAXed to (503)234-6170

## CSI PRODUCTS FAIR '92

### Mark Your Calendar!

Scheduled for Thursday, April 30, 1992, at the Red Lion, Lloyd Center, the Portland Chapter, CSI Products Fair preparations are well underway.

Exhibit booth reservation request forms will not be produced, or mailed, until after April 1st.

Exhibit booth costs will remain the same as last year, and are as follows:

\$450 for an 8'x10' booth, less \$50 if a CSI member and, less another \$50 if check and request form is received by April 20th.

Each exhibit booth will be fully draped, and will include: one draped 8' table, a chair, your company sign, and a 500 watt, 110/220 volt electrical outlet. Booth cost also includes a sumptuous luncheon buffet.

Judging from phone calls already received, Products Fair '92 is attracting a good amount of interest.

So, mark your calendar and be prepared for this fine annual CSI event.

Gordon Van Antwerp, Chairman  
CSI Products Fair - 642-4899

## PRODUCTS FAIR EXHIBITORS

If you would like your name published in April issue, please contact Becky Declerck at 225-0200 by March 10, 1992.

## PORTLAND CHAPTER CSI BOARD OF DIRECTORS MINUTES OF 1/7/92 MEETING

The meeting was called to order by President Jim Hirte at 12:05 pm at the ALA/CSI office

**PRESENT:** Bowman, Hirte, Jose, Jurgens, Kuykendall, Lape, Largent, Obert, Thompson and Totten

**ABSENT:** Heiserman and Tevet

**ALSO PRESENT:** Darwin Doss, Lee Kilbourn and Ken Searl

### Discussion

1. Approval of Minutes
  1. The minutes of the December 3, 1991 Board of Directors meeting were approved as corrected.
2. Treasurers Report
  1. The current amount of the Chapter's savings and checking accounts were noted.
3. Business Items
  1. Old Business
    - a. Chapter Operating Guide: Linda Bowman distributed a draft outline form to be used to describe committees goals and objectives. She will make suggested revisions to the form and issue to each Board Member. These forms need to be completed by each committee chair and returned to either Ken Searl or Linda Bowman in February for inclusion in the new Operating Guide.
    - b. The Publications Committee has revised the Newsletter Editor's responsibilities. Niki Sims has been given the title of Publisher and her responsibilities have been increased along with her fee. She will meet with the Publications Committee monthly.
    - c. There will be a New Member Orientation Meeting prior to the next Chapter dinner meeting. It will start at 4 pm and will be held in the same room as the dinner.
  2. New Business:
    - a. Darwin Doss reported on the efforts being made to start a Salem Chapter. The next organizational meeting will be February 20, 1992, a social hour at 5:30 and dinner at 6:30 at the Prime Rib Riverside Restaurant in Salem.
    - b. There are 450 names on their prospective member list.
    - c. They feel they must have at least 30 people who will agree to attend meetings and chair committees in order to make the chapter work. They are

currently drafting By-Laws.

d. There was a resolution made by the Board to give financial and moral support to this great effort.

4. Committee Reports
    - a. Technical Documents - John Lape
 

Chair: John Lape

      1. John Lape reported the next TDC meeting will be next Thursday. The Joint Documents Committee did not meet in December, but will resume in January.
    - b. Publicity - Becky DeClerck
 

Chair: Becky DeClerck

      1. Becky DeClerck has placed notices of the dinner meetings in the Daily Journal of Commerce, the Oregonian and the Business Journal.
    - c. Membership - Rick Heiserman
 

Chair: Lee Kilbourn

      1. Lee Kilbourn reported the Chapter is holding its own at 332 members.
    - d. Share Groups - Rick Heiserman
 

Contractors  
Chair: Dale Kuykendall

      1. Meeting regularly.
- Specifiers  
Chair: Paul Wilson
1. Will meet January 8, 1992.
- e. Education - Igo Jurgens
 

Chair: Dennis Obert

    1. Dennis Obert reported that he is beginning a new spec writing course at PCC for Winter Term; course will last 11 weeks.
  - f. Liaison - Jim Hirte
 

Chair: Jim Hirte

    1. Jim Hirte will appoint a member to represent CSI at the Professional Organization Joint Co-op meetings put on by AGC, CECO and AIA.
  - g. Publication/The Predicator - Bob Thompson
 

Chair: Gunnar Forland

    1. See Old Business
  - h. By-Laws - Bob Thompson
 

Chair: Paul Wilson

    1. Jim Hirte is looking for someone to take over for Paul Wilson.
  - i. Awards - Ray Tottan
 

Chair: John Kehrl

    1. Ray Totten reported that nominations for Institute Awards must be received by John Kehrl by the middle of next week. So far the Chapter has submitted two nominations.
  - j. Certification - Skip Brown
 

Chair: Skip Brown

    1. Skip Brown has ordered 30 MOP's for resale to persons taking CDT/CCS study course. 34 people have contacted Skip about the exams; 32 for the CDT exam and 2 for the CCS exam. Instructors are lined up.
  - k. Calling Group - Dale Kuykendall
 

Chair: Dale Kuykendall

    1. Dale Kuykendall reported that reminders to committee members will go out today.

*CSI manuals of Practice (MOP) will be available for CDT/CCS candidates to purchase.*

*Proposed Salem Chapter lists 450 prospective members.*

*Hospitality is, after all, hospitality.*



- l. Programs - Roy Josi
  - 1. Roy Josi reported that next meeting will be held at Carrows at Sylvan on January 20th at noon.
  
- m. Hospitality - Roy Josi
  - 1. Roy Josi reported that Kevin Martin is completely hospitable.
  
- 5. Next Meeting Date
  - 1. Next meeting is scheduled for February 4, 1992.
  - 2. Meeting was adjourned at 1:10 p.m.

Respectfully submitted,  
Linda M. Bowman, CSI  
(filling in for Rick Heiserman, Secretary)

### January Meeting Candid Shots From Inga



## JOINT CODE/PERMIT COMMITTEE REPORT

*The Memorandum Decision: All structural assemblies are unrestrained unless proven otherwise.*

*Concerning 1992 UBC requirements for firestopping*

*Should the sub who makes a penetration be the party responsible for firestopping that penetra-*

The Joint Code/Permit Committee met at the City of Portland on January 21. We wrapped up the discussion on fire-proofing design documents and their processing in the City of Portland. We then continued our discussion from the November meeting on firestopping and the new 1991 UBC requirements.

Committee members Chuck Stalsberg, Jim Harris, Gary Madison, Bruce Townsend, Rick Heiserman, Paul Wilson, Brad Moyes, and John Lape were in attendance. We had a number of guests to assist us in working with the firestopping issue. These guests included John Lamb, Western Architectural; Dick Graves, Pioneer Waterproofing; Dave Horschig and Bud Price, Dow Corning; and Judd Sampson, Bureau of Buildings.

In concluding the committee's discussion on fireproofing, we discussed a memorandum from Mike Hagerty, Chief Structural Engineer with the City Bureau of Buildings, that reiterates the City's and UBC's position that all structural members are considered unrestrained unless proven otherwise. To date, there have been no approvals for restrained structural components in the City for the purposes of fireproofing. There are very few approved assemblies in the UL directory for unrestrained metal deck which will make selection of fireproofing systems difficult. The final policy is expected to be ready for the committee's review in February.

The policy will then be reviewed and approved by City managers and directors before it is inserted in the City manual. The discussion then turned to firestopping. There is a general lack in uniformity in requirements and installation currently of firestopping. With the 1991 UBC revisions, it is hoped that a more universal application of the Code can be implemented. UBC chapter 43 of the 1991 revision calls for F and T ratings for

firestopping. Lamb, Graves, Horschig and Price gave a synopsis of the new code and the current status of the major manufacturers.

One of the key issues seems to be who does the firestopping. It is common on the east coast for single source responsibility for the installation. However, current practice in the northwest is that most firestopping is done by the subs who create the penetration. This can lead to a variety of skill levels, understanding of materials and requirements and consistency in the installation.

Another problem with trying to specify who does the firestopping application is conflicts with union jurisdictions. It was felt that specifications and City policies need to be flexible to allow for both single source firestopping and firestopping performed by various subs making the penetrations.

The new regulations in the 1991 UBC will be the most stringent in the country. Penetrations through walls or ceilings smaller than 4" in diameter and 16 square inches must comply with UBC Standard 43-1, which is based on ANSI E-119. This is essentially the F standard where there is no passage of flame or gases within the given time rating which will ignite cotton waste on the side opposite the fire. There are no T requirements in UBC 43-1. Non-combustible penetrating items, penetrations at the wall/floor joint and penetrations through only one side of the assembly are also not required to have T ratings.

Penetrations larger than 4" in diameter and 16 square inches and all combustible penetrations must comply with UBC standard 43-6 which is based on ANSI E-814. This is the requirement that has both F and T ratings. The seal, penetrating item, and cool side of the wall must not be breached by flame or gases, must pass a hose stream test, and be limited to a 325 degree temperature rise within the time rating.



*Specifications and City policies need to allow some flexibility.*

*A role may be advised for the manufacturer's representative.*

*Recommended Spec. Section for Firestopping is 07270.*

It was generally acknowledged that there are a great many more situations that occur in construction than have been officially tested and listed in the UL directory. It is anticipated that by the 1993 directory there will be a whole new numbering and ordering system. The larger firestopping manufacturers are expected to shortly have products tested for both F and T ratings. Until that occurs, there will be some applications where it is difficult to find products that have been tested.

Where there are not tested assemblies, similar applications form the basis for firestopping recommendations. Manufacturers can have firestopping engineers compare particular job applications with the tested assemblies and make engineering judgements and recommendations for solutions. It is also possible for the manufacturers to have UL personnel "certify" special applications, but this is costly and not practical given the varied circumstances that occur on jobs.

The City of Portland hopes to handle firestopping through the normal application and inspection procedures and not make it a special inspection. It is worth noting that the 1988 UBC requirement for firestopping details on the drawings has been dropped in the 1991 version. Details are still what is relied upon by the installer and the inspector for a quality job. These details are typically tested assemblies and can be provided by the manufacturer or from the UL directory. It was generally felt that including these in the Construction Documents would not be effective because it could not possibly cover or anticipate all the conditions that will arise in the field. The committee is exploring a procedure where the specification can call for firestopping and give general parameters of where F and T ratings would be required. The specification could also call for mock-ups and/or pre-application meetings that could more appropriately deal with the circumstances that will arise in construction. It is recommended that these firestopping requirements be placed in one specification

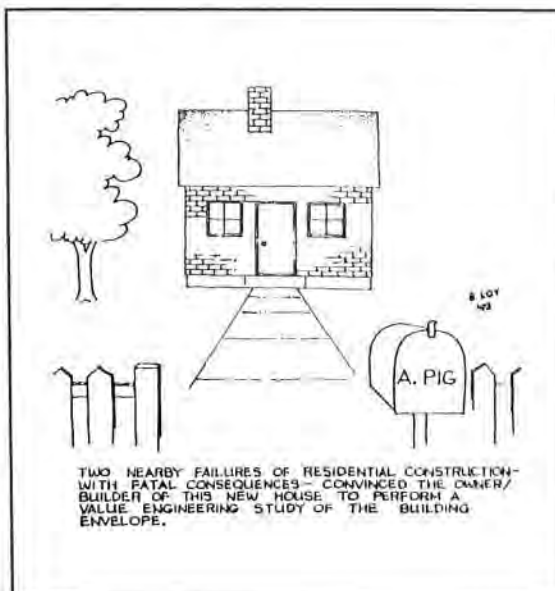
Section 07270 with other sections (such as Mechanical) referring to it. The specifications could also call for random inspection by the manufacturers field representative. The Bureau of Buildings inspectors would then work with the contractors on the job sites to review installation and special applications.

There was concern expressed that this may make bidding difficult but it appears to be the most logical choice at the moment.

There was also some discussion about whether, upon completion, there can be a "Certificate of Conformance" issued by the manufacturers representative. It was pointed out that, as with many other items, an inspection would only involve a portion of the project and could not possibly cover each and every penetration. Also, most firestopping testing would require destructive testing to determine if the full assembly complies with the requirements. This is another reason why it was suggested that mock-ups and pre-installation meetings might be a more prudent course of action.

The meeting adjourned without a resolution of the firestopping issue. It was generally felt, however, that the key issue will be to raise awareness that firestopping is a code requirement and that all penetrations through fire rated walls will be expected to comply with the applicable standards.

John Lape, CCS, Technical Committee



**Portland Chapter Leaders  
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President-Elect -	
John Lape, CCS	243-2837
1990-91 President -	
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Editor	
Gunnar Forland	223-9318
Education	
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Membership	
Lee Kilbourn,	224-3860
FCSI, CCS	
Products Fair	
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Gene Andrews	640-3118
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Specifications	
Robert Klas	644-4222
Masterformat - Ad Hoc	
James Robertson,	342-8077
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Institute and Portland Chapter dues for one year are: Institute \$130, Portland Chapter \$30, total investment \$160. Please send your check payable to Construction Specification Institute, c/o Lee F. Kilbourn, FCSI, 215 SW First Avenue, Portland, Oregon 97204

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**Dated Material**



Advancement of  
Construction Technology

# The Predicator

Portland Chapter - The Construction Specifications Institute

Vol. 32 No. 8

April, 1992

## NEXT MEETING

### DATE

Tuesday  
April 14

### TIME

Social Hour 5:30 - 6:30 pm  
Dinner & Program 6:30 - 9:00 pm

### COST

\$18 per person  
Guests and Spouses are  
encouraged to attend

### LOCATION

Atwater's Restaurant  
41st Floor, U.S. Bank Tower  
111 S.W. Fifth

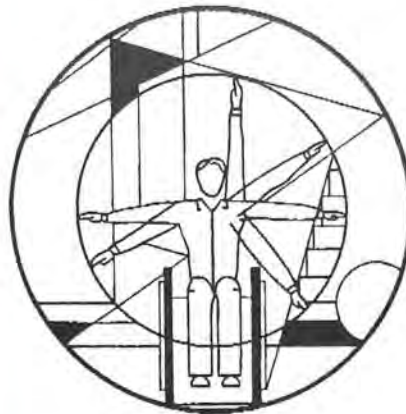
### RSVP

Trasi Hogenhout at 274-0624  
by Noon on Monday,  
April 13, 1992

## APRIL MEETING

### A.D.A.

### Opportunity or Nightmare?



The American with Disabilities Act of 1990 means changes for everyone, and especially the building industry. It's requirements will not only affect the projects of building owners, designers, specification writers, contractors and material suppliers, but it will also influence hiring, accommodation, and access policies in our own businesses. Many questions surround the ADA: Exactly how will it be interpreted in the codes? How will the law be implemented and enforced? When will we need to change existing buildings? How do we need to design new ones?

Mr. Robert Pike will discuss the impact of this new A.D.A. law at the Portland CSI din-

ner meeting on April 14. Robert Pike is an access consultant with 15 years of experience and a wide range of clients. He is active on the Oregon Disabilities Commission, which is implementing the ADA requirements into Chapter 31 of the Uniform Building Code at the state level, and he is providing training to our building code officials on the new provisions of Chapter 31. As a practicing attorney, Robert has experience with the legal issues of accessibility for disabled people. He has served on the Portland Building Code Board of Appeals, and is the recipient of the Sonja Hilton Award for Dedication to advocacy for Persons with Disabilities. You will have the opportunity to get a better understanding of the ADA when Mr. Robert Pike shares his experience and insights with us on Tuesday evening.

On Wednesday, April 15, we will follow up this program with a luncheon technical seminar. Mr. Pike will be joined by a building official from the City of Portland to answer your specific questions about ADA and the local codes. **Dinner Meeting:** April 14, 1992, at the US Bank Tower, Floor 41. Meet your colleagues for a no-host bar at 5:30 pm; dinner at 6:30, program at 7:30. **Technical Seminar:** 12 noon to 1:30 pm, Wednesday, April 15 at ZGF, 320 SW Oak, Floor 5. The cost is \$7.50 per person for a box lunch. Please make your reservations by noon on Monday, April 13 for both the dinner and the lunch seminar. Call Trasi Hogenhout at (503) 274-0624.

Portland Chapter

CSI

WHAT'S  
INSIDE

- BS by KS, Page 3
- CSI Calendar, Page 6
- Products Fair, Page 6
- The Real World, Page 8

### The President's Message



#### Jim Hirte, CDT, President

With regrets, I must pass on this month's column ...

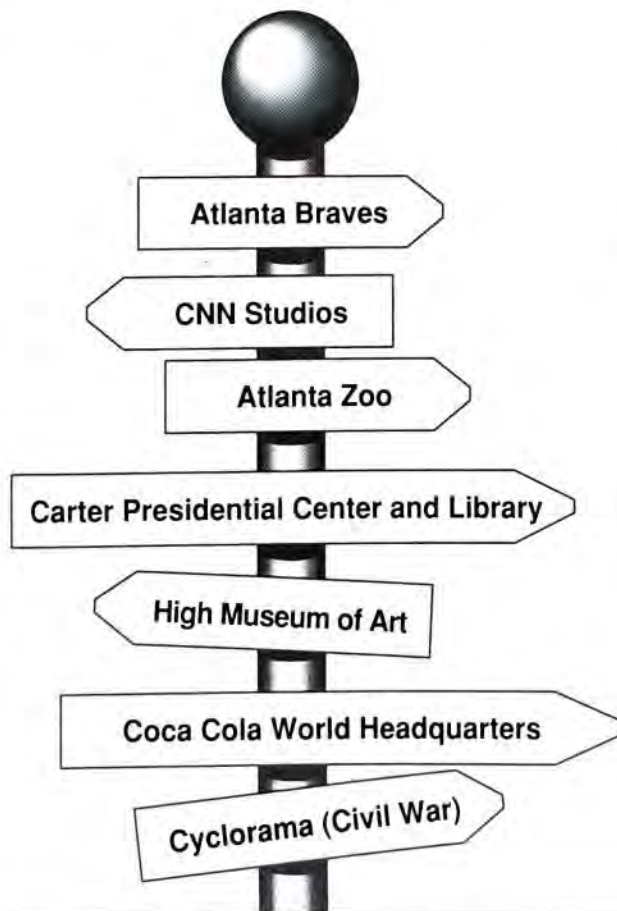
Look for me in the May issue!!

### May Newsletter Deadlines CHANGED

Just this once, due to the Products Fair, the Publications Committee will be asking regular contributors to The Predicator to submit their columns earlier than usual.

The Publications Committee would like to have the May issue of The Predicator available for distribution at the Products Fair April 30th. This means an early deadline of March 30th for articles. Call the editor A.S.A.P. if you have a story line.

The May issue of The Predicator will list participants at the Products Fair. If you would like to be included, please give Becky DeClerck a call at 225-0200 by the end of March.



## Atlanta Shows all the Signs of Convention

CSI's 36th Annual  
Convention and Exhibit

June 26 - June 28, 1992

Georgia World Congress Center  
Atlanta, Georgia



## BS by KS

### Basic Specs by Ken Searl



### Expose Yourself to Specs!

*Is a case of reasonable ambiguities the favorite beverage of lawyers?*

In design and construction of buildings, one is continually being bombarded by new methods, new products and new regulations. It seems in recent years we have been in a continual escalation mode on these items. Some of them appear to be for the good and some not.

One item that seems to be getting more lengthy and complex is architectural barriers compliance. The new Federal Americans with Disabilities Act (ADA) was published in the Federal Register Tuesday, 21 January 1991. President Bush signed the Act into law in July of 1990. Many of us are currently adopting this document into our drawings and specifications. It appears obvious to me that those of you that haven't begun to do the same had better get cracking. This document is rather lengthy, in small print, and requires lots of reading to ascertain just what is required in addition to what we have been using in the past as guides.

*See the March issue of The Construction Specifier for more on A.D.A.*

It appears to me that we have a classical case where requirements are written by lawyers for lawyers. Many words such as "reasonable intent" and "reasonable doubt" appear to me to be ambiguous. No doubt this type of wording will only be clarified in court. Being a writer of specifications, I have never been able to understand why lawyers word things so lengthy and in such difficult to understand language. Keep in mind that lengthy, to many of us, also ends up being more difficult to understand. Apparently many lawyers,

other folks, and even some spec writers have never heard of the KISS treatment (Keep It Simple Stupid). Many of them won't call a spade a spade. They call it a shovel, a homo sapiens' non-automatic earth relocator with reinforced angled instep platforms - or something else.

I have always had a sneaking hunch that lawyer's wording has built-in loopholes programmed for future reference. A case in point is years ago when I was employed in the building department of a medium sized city. We wanted to make it mandatory that a gas water heater could not be installed in a bedroom or bathroom. Our city attorney kept coming up with vague, lengthy and unclear wording for a proposed new ordinance.

In desperation I asked him why we couldn't say that under no circumstances would a gas water heater be installed in a bedroom or bathroom. Being naive and young, it sounded good to me. He smiled and said that wouldn't leave any possible loopholes for lawyers. I am not sure to this day whether he meant it or not, however the new ordinance did have the words under no circumstances, etc.

Help on the Federal Disabilities Act does appear to be on the way. Our CSI Chapter meeting program for Tuesday, April 14th covers this topic. Mark this down on your calendar. It is listed as being under continuing education, and it is by Don Peck, Hosting Robert Pike. Hope they are ready for many questions.

Also in April, our Chapter's Product Show aka Products Fair will take place on Thursday, April 30th at the Red Lion, Lloyd Center. Hope you can be there. As usual, free admission, free buffet, and free parking.

Ken Searl, FCSI, WEGROUP Architects & Planners

*Quote from a meeting guest: Partnering sounds like a great program, but I wonder if it isn't something women are already prone to employ, and something men need to be focused toward.*

## March Meeting Report

### PARTNERING - WORKING TOGETHER FOR PROFIT

by: Jim Rother, Baxter & Flaming Ind., Inc.

Partnering is undoubtedly one of the best opportunities the construction industry has had in many years to change the traditional "us versus them" mentality that controls so many of the relationships that form a construction team. The February Chapter meeting sponsored by Pat O'Brien of OTKM Construction and featuring Nat McDougall, Jerry Martin and Bob Middlecamp, gave everyone an opportunity to begin the process of understanding Partnering by hearing first-hand about an ongoing project - the French Creek Pump Plant.

The most important concepts were:

1. Create win-win situations for all partners.
2. Agree early on common goals and strategy to achieve those goals.
3. Establish an environment of trust and openness among all participants.

4. Review problems from a constructive outlook, rather than pointing fingers and documenting stands.
5. Review goals often and constructively, making sure that all parties understand that everyone benefits by working to make **all** phases of a project successful.
6. Foster an environment open to innovation and mutual profitability.

The first-hand knowledge these gentlemen brought to this presentation helped to explain why all of these concepts had to be integral parts of any successful Partnering effort. While the French Creek Pump Project is an active project, it was obvious that all of the participants felt strongly that Partnering had already helped to create a more successful project with a better completion time and more profit for all parties involved.

We hope to hear more from all of the Partners on that project after it's completion as well as from the new Partnering project just being started by OTKM Construction and the Kaiser Foundation at the Beaverton Medical Office Building Expansion.



Mr. Middlecamp with Ron Eakin, Willamette Valley Chapter



### Capital Meeting Report

Portland Chapter members attending the organizational meeting of the new "Capital Chapter" of C.S.I. on February 20, 1992 included: Jim Hirte, President; Ken Searl, FCSI, Salem Resident; Dick Gira, Past Region Director; Joe Maliszewski, Membership; Inga Vrla, Chapter Photographer; Gary Felling (elected Secretary of the Capital Chapter); Tom Clucas; Ed Loy; Margie Largent; Gene Stiles; Janet Taylor; Jim Potter, Jim Coates-Chaney.

Elected to be the first Board of Directors for the Capital Chapter:

- |                 |                 |
|-----------------|-----------------|
| President       | Darwin Doss     |
| President Elect | Mark Wieprecht  |
| Secretary       | Gary Felling    |
| Treasurer       | Chris Veit, CCS |
| Director (2 yr) | Jim Potter, CCS |
| Director (1 yr) | Jerry Fischel   |



Darwin Doss, President

Jim Potter, Secretary



## CSI PORTLAND 1992-1993 CALENDAR

*See cover story.*

**4/14 CSI Dinner Meeting**  
**Tuesday** American Disabilities Act  
Don Peck, Hosting Robert Pike

**4/15 Lunch Technical Seminar**  
**Wed.** A.D.A.  
Noon - 1:30 at ZGF, 5th Floor  
Panel includes Chuck Stalsberg of the  
City of Portland, and Robert Pike

*Hooray, the  
Products Fair is  
here!*

**4/30 CSI Portland Chapter  
Products Fair**

**5/12 CSI Dinner Meeting**  
**Tuesday** Mediation: An Alternative  
Method for Dispute Resolution  
Contractor Share Group: Rick Wessell

**6/14 Awards Night**  
**Tuesday** Pat on the Back!!

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Editor: Gunnar Forland, 223-9318

Publisher: Niki Sims, 231-0813

Advertising: Becky DeClerck, CDT, 225-0200

Photographer: Inga Vrla, 635-6227

Many thanks and much appreciation to Lee Kilbourn  
for his efforts on behalf of The Predictor.

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Portland Chapter CSI, published monthly, September  
through June. The opinions expressed in this publica-  
tion are not necessarily those of The Predictor staff.

Articles for publication may be sent to  
Niki Sims, Publisher  
The Predictor  
P.O. Box 14854  
Portland, OR 97214

or FAXed to (503)234-6170

## CSI PRODUCTS FAIR '92 Plan Now To Attend!

Scheduled **Thursday, April 30, 1992**, at the Exhibit  
Hall, **Red Lion, Lloyd Center**, from 12 noon to 7  
p.m., preparations for the Portland Chapter, CSI  
Products Fair '92 are well under way.

Exhibit booth reservation request forms will be  
mailed first class on, or about, **April 1st** to all on our  
mailing list.

Exhibit booth allocations are made on a first-come,  
first-served basis, in fairness to all. So, it is up to each  
exhibitor to respond as quickly as possible.

Exhibit booth costs are: \$450 for each 8'x10' booth,  
less \$50 if a CSI member and, less another \$50 if  
check and exhibit booth request forms are received  
on, or before, April 20th.

Fully draped exhibit booths include: one draped 8'  
table, a chair, one company sign, and a 110/220 volt,  
500 watt, outlet. Also included is a delicious lunch-  
eon buffet which is available all day.

Products Fair '92 promises an exciting and education-  
al array of 102 exhibits of various products and ser-  
vices.

### Plan now to attend!

Gordon Van Antwerp, Chairman  
CSI Products Fair - 642-4899

## JOINT CODE/PERMIT COMMITTEE REPORT

### FIRESTOPPING

By John Lape, Architect

*Firestopping F & T ratings are new - see 1991 U.B.C. Standard 43-1 (or consult John Lape at our monthly meeting).*

Firestopping has been part of the UBC Code since 1985. With the implementation of the new regulations in the 1991 Code, firestopping will become even more involved. The Joint Codes/Permit Committee is working with the City to develop some consistent guidelines for permit review and inspection.

The February Committee meeting, held on the 18th, continued the discussion on dealing with the firestopping issue. Committee members Chuck Stalsberg, Jim Harris, Bob Gilmore, Brad Moyes and John Lape, were joined by Phil Burkart, City Mechanical Inspector; Dan Doerner, Andersen Construction Company; Don Geddes, Walsh Construction Company; Bud Price, Dow Corning Corp.; and Jim Schwager, City Fire Protection Engineer.

The 1991 UBC is scheduled to be adopted by the State on July 1st. The Committee's goal is to have its work on firestopping completed by that time so that the information may be used in implementing the new code. We will be developing a matrix that will summarize the interpretation of Chapter 17 and 43 in the Code. This matrix will clarify where firestopping is required as it applies to types of walls, floors and ceilings, types of construction, type and size of penetration, and F and T ratings. This matrix will be the basis by which plans are reviewed and to which construction is expected to follow. It is meant as a summary for the whole industry.

The Committee will also be developing specification suggestions. One of the items that will most certainly be included will be the recommendation of a pre-installation conference. It will be at this point that the Inspector, General Contractor, and firestopping Subcontractors will define what materials will be used and review specific job details.

It is also being suggested that a fire/life safety summary review be included. In addition, a drawing that clearly defines hierarchy of walls, such as corridor

walls, party walls, area separation walls, occupancy separation walls, bearing walls, etc., is being discussed.

It was emphasized several times during the meeting that consistency in permit and inspection requirements needs to be the goal of the Committee. The Committee will also be assisting the City in their development of a policy regarding permit review and inspection. With education in the field, proper anticipation at time of bidding and knowledge of the requirements, firestopping can become a routine component of construction.

### NOTICE TO MEMBERS

Discussions are underway regarding advertising directly in The Predicator. Size would run from business cards to full page ads. If you are interested in such advertising, please contact Gunnar Forland at 223-9318.

### Editor's Note

This March is the loveliest June I've seen in Portland.

## The Real World Portland CSI Contractor Group

*Engineers in search of value.*

*Achieving the most performance for the dollar.*

*Exempla gratia: HVAC systems should not be used as escape hatch.*

*The Corps of Engineers and G.S.A. forwarded the value engineering concept.*

Value Engineering is a phrase that is used loosely in the construction industry to describe a number of ways to reduce the price of a project, and not always with a positive connotation. It is often perceived as a euphemism for cheapening a project without regard for quality. Yet the concept of adding value through engineering remains a good one. For example, the introduction of the truss design simplified roof construction and gave the same performance as older methods for less cost. This is the classic definition of a good value: buying more for less. In the case of the truss, it clearly added value by providing the same or better performance for less money through innovative engineering. While we can't expect a major engineering breakthrough on every project, Value Engineering is one of our most useful tools for effective design.

Value Engineering is a process that can lead to efficient use of available technologies. And while it might occur at any time during construction, the greatest benefit is realized when Value Engineering is done before a project is bid.

Historically, the U.S. Army Corps of Engineers and General Services Administration forwarded the concept. They encouraged looking at the most expensive items in a project and asking:

Is there a way to achieve what we're after for less money?

Is there a way to decrease lifetime costs with less maintenance or replacements?

A "yes" to the first question could result in spending less for an acceptable quality product or an innovative design approach. A "yes" to the second question might result in spending more now for a higher quality product that will cost less to maintain or replace during the life of the building. Life-cycle costing is an important part of determining value, and the architectural specifier needs to be informed and give

input as the design progresses, as budgets are established, and as the project is bid and built.

Value Engineering during the design phase may be better referred to as Budget Engineering when it is used to balance the design intent and program requirements within a budget. Real value can be recognized when the knowledge and experience of a good consultant is put to use helping to achieve the most performance for the dollar. For example, several performance criteria may be able to be met by combining different products: the cost of the mechanical system will be influenced by the glass selection; the roof and distribution design may be simplified with several small HVAC units rather than one large one; the use of a particular siding material may offer better insulating value and give a desired appearance. This kind of influence on a project is exercised by many design and specification selections and it is important to pay

careful attention to engineering for value with early and accurate budget input.

---

### Getting the Value in Value Engineering

Jody Moore

---

There may be a temptation to accomplish Budget Engineering by requesting pricing for Alternates, or by designating an item Bidder Designed. Alternates, priced at bid time, can accomplish competitive cost

comparisons for items such as roofing, siding or HVAC systems; but these must be kept to a minimum and they should not be used as a budget escape hatch or to go fishing for a low price without appropriate research on the products that are suitable for the job. Bidder Design is a way to encourage expert input but it also has pitfalls. Shifting the responsibility for design away from the architect can cause a disintegration of the program or create loopholes for unscrupulous or uninformed bidders, thereby creating a coordination nightmare for the contractor and a questionable value for the owner. Use of Alternates and Bidder Designed elements needs to go hand-in-hand with a careful value analysis and direction by the owner and design team.

After a bid, when we get a call for Value Engineering, we can only speculate on how much emphasis will be

Post-bid input.

placed on value. Certainly there is a place for post-bid input; some of the best consultants are general contractors and subcontractors. While a negotiated project gives an architect the advantage of getting contractor input during design, on competitively bid jobs contractors may still come in after pricing with ideas on better ways to do the job. For instance, the plans may show an added aesthetic detail that doubles the cost of an otherwise standard window product; an oddball standing seam roof with a custom width may create a 40% drop on materials; specific window mullion layouts may add 10% to the glass price; customizing standard lockers may not only triple the price but also may make it impossible to provide them. Looking at items that add cost with questionable value helps the project at any stage.

The value of affordability.

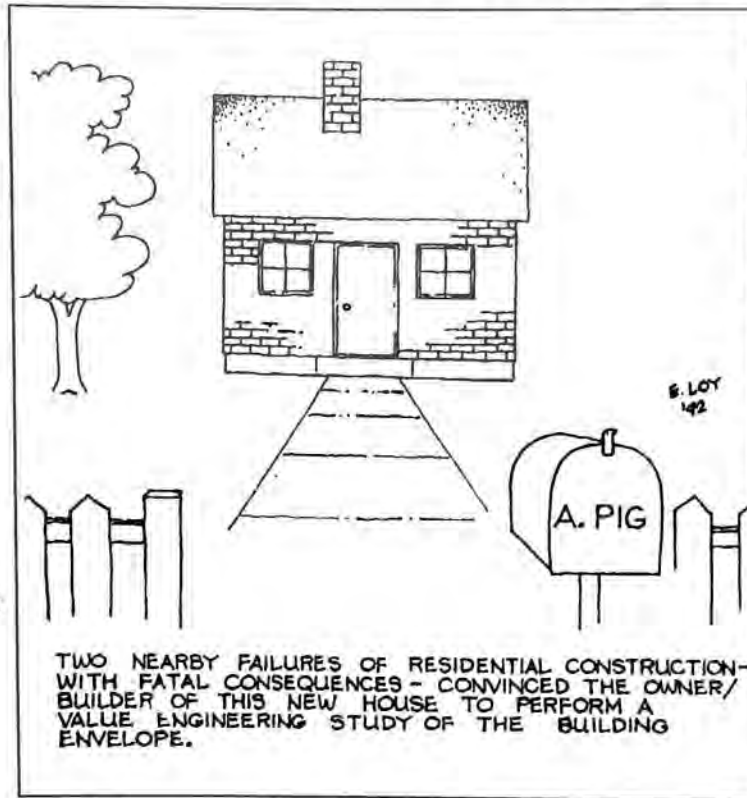
If form follows function, does value follow ego?

But too often after a bid, Value Engineering is strictly budget driven: "We can't afford what we want." When we're called to take out the budget overruns, especially on competitively bid projects, we look for the scalpel and prepare for surgery. A fine line is walked by the conscientious contractor who wants to retain the integrity of the design and thereby the friendship and cooperation of the architect, while chopping away at the price and thereby satisfying the owner and getting a job. Put in this position, contractors may apply a strong pressure on suppliers to reduce price without a change in scope to secure an order. We call this Competition Engineering. Use of pressure tactics results in adversarial relationships, reduced service, and a de-valued project; a contractor losing money "to get the job" is not a pretty sight, and ultimately the owner will pay.

There is just so much that a price can be cut and still provide the same project. Reasonable cuts can be made only within a reasonable budget.

We are fooling ourselves when we place our hopes in the abilities of Value Engineering, alternates, bidder design, price manipulation, and competition to fix the cost of our design and allow us to build more than we can afford. In the real world we have to subject ourselves to a good dose of Ego Engineering, and the earlier the better. All project participants need to come to terms with the reality of the budget before a design

goes too far. Function may be more important to the owner than appearance, and items on the feature menu have to be offered with their real costs. While some items may seem sacred to the aesthetic effect, they will be built only if they can be created within the budget. The architect who can tactfully steer the project design into budget will be a busy architect, and s/he will keep control of the design and the project execution. There is no substitute for sound decision-making at the design stage based on solid budget and en-



gineering information.

Flexibility and a willingness to approach implementation of a design with an open mind will allow architects, owners and contractors to make the best use of Value Engineering as an effective tool for achieving successful projects.

Jody Moore, CDT CSI, is a partner in DeaMor Associates, a sloped glazing manufacturer and installing subcontractor. This article was drawn from conversations of the Portland Contractor Share Group. Meetings are the first Wednesday of each month at Westwood Construction from 3:30 to 5:30 pm. Call Jody for more information: 284-6799.

**PORTLAND CHAPTER CSI  
BOARD OF DIRECTORS  
MINUTES OF 2/4/92 MEETING**

The meeting was called to order by President Jim Hirte at 12:08 p.m. at the AIA/CSI office.

**PRESENT:** Heiserman, Hirte, Josi, Jurgens,  
Kuykendall, Lape, Largent, Obert,  
Thompson, Totten.

**ABSENT:** Bowman, Tevet

**ALSO PRESENT:** Skip Brown, Gunnar Forland,  
Gordon Van Antwerp.

*A.I.A./C.S.I.  
office move.*

**Discussion**

1. Approval of Minutes
  1. The minutes of the January 7, 1992 Board of Directors meeting were distributed and approved with the following revisions:
    - 3.1.c. There will be a New Member Orientation Meeting prior to the next Chapter dinner meeting starting at 4 pm.
    - 4.18 Roy Josi reported that Kevin Martin is the hospitality chair.
2. Treasurers Report
  1. No report.
3. Correspondence Reports
  1. Notice was sent to 150 architectural firms regarding the February Meeting about Partnering. The cost for letters and postage was donated by Colamette and OTKM Construction.
  2. Additional "Solid as a Rock" applications have been received from the Institute.
4. Business Items
  1. Old Business
    - a. The contract with Sims Ink was presented for review and approved.
    2. New Business
      - a. A list of candidates was presented for Chapter office for the 1992-1993 year. This list was prepared by the nominating committee and will be presented to the membership at the next meeting. It was approved that for the 1992-1993 year there will be one person nominated for each position available.
      - b. A progress report at the 1992 Products Fair was given. The hotel and trade show supplier have held their prices from last year. A nomination was made by John Lape and seconded by Bob Thompson for the Chapter to hold the prices to the vendors at what was charged in 1991. Another motion was made by John Lape and seconded by Ray Totten to send notices and publications to potential vendors by first class mail. It was felt that special

*Kevin Martin,  
Hospitality  
Chair.*

*Advertisements  
in next years  
The Predicator.*

*First class for  
Products Fair.*

recognition should be given to those vendors who have exhibited ten or more years. This recognition may be in The Predicator or at the Fair. Gordon Van Antwerp will develop a recommendation to present to a future board meeting.

- c. The A.I.A. will be moving their office in July 1992. Jim Hirte and John Lape will negotiate lease arrangements. It was felt that additional space was needed, one large and one small space, telephone, and storage space.
- d. There was discussion about providing advertising space in The Predicator. It was felt that this may be more effective than inserts and an additional source of income. Gunnar Forland will recommend size and pricing to the Board. The Board decided that this type of advertising should not happen until next year.

**5. Committee Reports**

- a. Technical Documents - John Lape  
Chair: John Lape
  1. Ongoing meetings with City of Portland regarding various building code issues.
- b. Membership - Rick Heiserman  
Chair: Lee Kilbourn
  1. Current membership is 334.
- c. Share Group - Rick Heiserman  
Chair: Jody Moore (Contractors Group)
  1. Discussed with Heinz Rudolf the concept of partnering and the economics of the practice of Architecture.
- d. Nomination - Igo Jurgens  
Chair: Dennis Obert
  1. Covered in New Business.
- e. Publication/The Predicator - Bob Thompson  
Chair: Gunnar Forland
  1. Covered in New Business.
- f. Awards - Ray Totten  
Chair: John Kehrli
  1. No nominations from the Chapter for Institute awards were presented for this year.
- g. Certification - Ray Totten  
Chair: Skip Brown
  1. 6 C.C.S. and 35 C.D.T. candidates are enrolled to take the exam. Classes and the exam will be held at the US Bank Tower, 19th floor.
- h. Programs - Roy Josi  
Chair: Gene Andrews
  1. The April meeting is A.D.A.

**6 Next Meeting Date**

1. Next meeting is scheduled for March 3, 1992.
2. Meeting was adjourned at 1:08 p.m.

Respectfully submitted,

Richard Heiserman, Secretary



Bridget Pilip and Linda Hymes at February Meeting.



Gordon Ranta, Tim Cockburn and Pat O'Brien at Feb. Meeting.



Pat Harris, Dan Fredrickson and Gary Felling, Capital Chptr.

**Portland Chapter Leaders  
1991-1992**

President -  
Jim Hirte, CDT 620-0106  
President-Elect -  
John Lape, CCS 243-2837  
1990-91 President -  
Dennis Obert, CCS 245-7802  
Secretary -  
Rick Heiserman 223-1181  
Treasurer -  
Isaac Tevet 222-1661  
Executive Director -  
Margie Largent 620-6573

**Board of Directors**

Linda Bowman, Prof. '92 223-4886  
Roy Josi, Prof. '93 CDT 691-3944  
Igo Jurgens, Prof '92 223-0992  
Dale Kuykendall, CDT Ind. '93 777-5531  
Bob Thompson, Ind. '92 641-4622

**Committee Chairs**

Awards  
John Kehrl 644-7102  
Certification  
D.R. Brown, CCS 224-3860  
Editor  
Gunnar Forland 223-9318  
Education  
Dennis Obert, CCS 245-7802  
Membership  
Lee Kilbourn, FCSI, CCS 224-3860  
Products Fair  
Gordon Van Antwerp 642-4899  
Program  
Gene Andrews 640-3118  
Technical  
John Lape, CCS 243-2837

**Institute Responsibilities**

Marketing/Membership  
Les Seeley 298-7135  
Specifications  
Robert Klas 644-4222  
Masterformat - Ad Hoc  
James Robertson, FCSI, CCS 342-8077

**Region Responsibilities**

Awards  
Alan G. Shelmerdine, CCS (206)861-9522  
Finance  
John E. Scholes, CSI 689-1930  
Planning  
James M. Robertson, FCSI, CCS 342-8077  
Membership  
Joe Maliszewski 466-5177  
Publications  
Linda Bowman 223-4886  
Technical  
Ivan McCormick CCS, CSI 292-3958

**Region Directors**

Les Seeley  
DEL Distributing 287-7135  
P.O. Box 6157 (206)254-2049  
Vancouver, WA 98668  
Sandi Velleca, CCS  
Arctic Slope Consulting Group  
301 Danner Avenue, Suite 200  
Anchorage, Alaska 99518 (907)349-5148

Institute and Portland Chapter dues for one year are: Institute \$130, Portland Chapter \$30, total investment \$160. Please send your check payable to Construction Specification Institute, c/o Lee F. Kilbourn, FCSI, 215 SW First Avenue, Portland, Oregon 97204

**The Predicator**

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Portland, Oregon 97204

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6775 S.W. 111th Avenue  
Beaverton, OR 97005

**Dated Material**





Advancement of  
Construction Technology

# The Predicator

Portland Chapter - The Construction Specifications Institute

Vol. 32 No. 9

PRODUCTS FAIR EDITION

May, 1992

## NEXT MEETING

### DATE

Tuesday  
May 12, 1992

### TIME

Social Hour 5:30 - 6:30 pm  
Dinner & Program 6:30 - 9:00 pm

### COST

\$18 per person  
Guests and Spouses are  
encouraged to attend

### LOCATION

Atwater's Restaurant  
41st Floor, U.S. Bank Tower  
111 S.W. Fifth

### RSVP

Trasi Hogenhout at 274-0624  
by Noon on Monday,  
May 11, 1992

## MEDIATION

### A Surprising Alternative In Dispute Resolution

What do you fear most about construction? For many it can be summed up in a single word: "Litigation." More often than not, the costs of solving disputes in the courtroom outweigh the benefits of the most favorable judgement. Even the "winner" must invest unrecoverable human and monetary resources to gain a victory. And the loser can lose everything. Not so in Mediation; an alternative to lawsuits for resolving disputes.

"Save money, save time." "Get down to the bottom line." "Win-win." "Simple." "Settle disputes." "Non-destructive." "Continuing relationships." "Creative solutions."

These phrases describe the process and the benefits of Mediation. And while most of us have heard of it, unless you've been through it you probably have serious misconceptions about what Mediation is.

Mediation's biggest surprise is what it isn't. It isn't arbitration watered down. It isn't even part of the arbitration or litigation process. It isn't a hearing to determine who is right, who wins, or who will pay. There is no evidence presented. There is no guilty party. There is no single winner. In fact, the

proponents of mediation say all parties are winners.

**Art Tarlow**, principal of Bolliger Hampton and Tarlow; **Rick Wessell**, Manager of Construction for Westwood Corporation; **John Watson**, Facilities Manager for Kaiser Permanente; and **Lyle Velure**, an attorney and full-time mediation and arbiter with U.S. Arbitration and Mediation of Oregon will give us their personal views and experiences with Mediation. (See this month's "The Real World" article by Mr. Tarlow.) **John Baker**, AIA, CSI, of Bolliger Hampton and Tarlow, will moderate our panel's discussion on the mechanics, the strategies, and the war stories of real experiences in mediation.

- *Why would a lawyer favor mediation? If we're not suing each other, what does the attorney do?*
- *What benefit will the contractor have by mediating instead of suing? If you are in the right, why settle for less than a win?*
- *How is mediation correctly specified?*
- *Do you really save money by mediating?*
- *Does it replace arbitration and litigation?*
- *What can you lose by mediating? When are you better off in court?*

Find out the answers to these questions and more by joining us on Tuesday, May 12, at the US Bank Tower, Floor 41. No-host drinks at 5:30; dinner at 6:30 pm. For reservations, call Trasi Hogenhout at (503) 274-0624, by Monday, May 11 at noon. See you there!

Portland Chapter  
CSI

WHAT'S  
INSIDE

- President's Message, Page 2
- BS by KS, Page 3
- The Real World, Page 4/5
- Products Fair, Page 7

## The President's Message



**Jim Hirte, CDT, President**

*Quality in design; dialogue sometimes begins with "Ouch".*

*Press hot buttons and wait for buzz words.*

*What the Contractor or sub may "see" is less than the project may need.*

*My thoughts start with education -- Hello, Owners.*

What a beautiful Spring!! Gosh, it is great to live in this state when it is like this! (Actually, as a native I wouldn't consider anywhere else.) I have even been able to start my spring and summer golfing two months early. My wife and I were not able to get our winter escape to the sun this year, so the surprising mild and sunny spring has been good for my attitude.

I am not sure how to get things started, but I would sure like to start a dialogue about quality in design. "Ouch, ouch:", they say! Here goes another contractor griping about drawings. However, we are seeing more and more projects with poor quality drawings. It seems to be even more prevalent when we have a downturn in our economy. Obviously, competition is keener, fees are lower, and about the only place the design professional can cut seems to be the drawings used for construction.

From the view of a contractor, what makes a set of drawings of poor quality? I am glad you (I) asked that question. Principally, poor quality drawings mean a lack of detail, small scale, too many notes in lieu of detail, and an attempt to put too much information on a single plan. Lack of detail is the most common cause for our firm to classify a set of drawings as poor quality. For instance, drawings are being issued with only building sections in 1/16 or 1/8 scale, with absolutely no individual wall sections. Often there are no details for such things as skylight and mechanical curbs, window head, jamb and sill details, and so forth.

I wonder if the design profession fully understands the impact of poor quality drawings. I can assure you it has a major impact to the Contractor. When developing pricing from poor drawings where we have to "hunt" for answers, we often develop a "bad attitude." Simply, this results in higher pricing. Knowing that the field crews are going to spend a considerable amount of time seeking clarifications (thank goodness for the fax machine) or simply trying to interpret intent, increases construction costs. Competition is less because G.C.'s, subs and vendors will often pass on presenting proposals for projects with poor quality drawings. The owner is also "set up" for a low baller who bids only what he "sees" and then seeks change order after change order for every detail and clarification he thinks he or she needs in order to build the project. What a headache and administrative nightmare that can become for everyone who gets involved in the project.

Quality is a real hot button for our industry and country right now. We hear all kinds of buzz words: "Total Quality Management"; "Quality in the Construction Project" ... and the list goes on. So, what's the answer?

My thoughts start with education. We need to get the message to the Owners that they really save money by paying for quality design. The constant focus of price, price, and nothing but price when it comes to contracting for design services, needs to be re-evaluated. The big question is, how do we go about educating the Owner on how to really contract for design services? How do we convince them that by spending the money for good design practices, they save money several fold in the cost of construction comments, thoughts, suggestions?

I will be out of town for our May meeting, so I hope to see everyone at our June "Pat Yourself on the Back" meeting.

## BS by KS

### Basic Specs by Ken Searl

#### Expose Yourself to Specs!

*Ken doesn't have to dig too deep this month, but it may depend on how you measure it.*

Sometimes in writing a monthly column, one has to dig deep to come up with a topic. This month there seems to be plenty to write about, so I can actually take my choice.

As some of you may have noticed in the March 1992 issue of CSI's Newsdigest, the front page has an article entitled ... "CSI Goes Metric - Meters Are In, Feet Are Out." My feelings on this subject are like the old senator when asked a controversial question replied ... "Some of my friends say I am for it and some of my friends say I am against it. Next question please." In other words, I have mixed emotions on the subject, like the rich rascal who watched his mother-in-law driving his new expensive car off a cliff.

Several years ago, when it was announced our country was switching to metric, I gradually switched our specifications to metric. About the time I was nearing completion, the State and Federal gangs discovered just how much it was going to cost to switch, so they backed off and we went back to our old system. By now, I am a bit reluctant to begin a second switchover, but this time it may stick. Actually, placing metric into specifications is not nearly as difficult as switching drawings over. It isn't so much the switching, it's the re-thinking after switching over. It's similar to switching from one word processing program to another. Lots of frustration involved plus a few choice words every now and again.

*If you dance to the metric tune, then throw your feet out.*

I hope in this switchover that technocrats don't try to make everything complicated. For instance, let's leave some familiar terms around even if they're not technically correct. An example is lumber sizing. Hopefully, we can keep calling a 2 x 4 a 2 x 4. It is not a 2 x 4 anyway, it's a 1 1/2 X 3 1/2. I can't see anything wrong in this method, at least it would give us some help. Another school of thought suggests an easy conversion to metric sizes: A 2 x 4 becomes a 4 x 8 and a 4 x 6 becomes an 8 x 12, etc.

Another example is land measurement. Why can't we keep using the word acre. One does not export an acre of ground (we may sell it to foreign interests, but it has to stay put), so why change from the word acre. These are a couple of examples and there are more. I think our technocrats should give this some consideration.

The above-mentioned school of thought states that acres relate to miles, square miles and square feet, not to kilometers and square kilometers. It won't fit the rest of the system. It seems to me either way we go we are in for a long, gradual transition period involving a dual system and many years before gradually turning metric.

It has been suggested that if one is anywhere near retirement age, then one should consider retiring. I did not suggest this, a much younger fellow did, and he is much too young to retire.

Well folks, what do you think of switching to the metric system? Send us your words of wisdom as how best to convert without too much frustration or going a bit balmy.

It is noted that the Federal gang wants to convert by September, 1992. Looks like we should all get cracking.

Ken Searl, FCSI, WEGROUP Architects & Planners

*Meditations on Mediation.*

*... The least costly and most accessible method to resolve conflicts.*

*Business acumen is an important factor in mediation.*

*This process can save time, money and resources -- truly this could be described as transcendental mediation.*

## The Real World Portland CSI Contractor Group

The cost to resolve disputes - especially construction disputes - is a growing concern to American businesses.

Spiraling litigation costs threaten the existence of many companies and adversely affect the ability of American companies to compete in world markets.

That a problem exists is beyond dispute. For solutions, savvy businesses are turning to mediation as a low-cost, highly effective way to remedy their disputes.

Along with being the least costly and most accessible method to resolve conflicts, mediation also has the highest likelihood of success. Properly conducted with an experienced mediator, this alternate dispute resolution method boasts success rates of 90 percent.

A mediation typically is completed within one day and seldom takes longer than two days. Despite these results, mediation is not well-understood nor widely practiced.

Mediation is a non-binding process in which a mediator helps, explains and, if necessary, cajoles the disputing parties to resolve the dispute. The mediator has no authority to impose a solution nor is there a requirement on any party that a solution be reached. Additionally, all parties are required to execute a confidentiality agreement with regard to what occurs during the process.

There are many ways to initiate a mediation. Sources to start the process include mediation service organizations and private mediators and attorneys. The American Arbitration Association, the Arbitration Service of Portland, Judicial Arbitration and Mediation Service and U.S. Arbitration and Mediation of Oregon

are organizations that will administer the process and provide mediators.

Highly experienced, competent and well-known construction industry mediators include Bill Hammond, Tony Piazza, Barbara Phillips and David Ashbaugh. Multnomah County Judge Kristena LeMar is experienced in the resolution of construction disputes and is a full-time mediator. It is crucial to the proper organization of a mediation that a mediator whose knowledge of industry matters and whose experience as a mediator is consistent with the complexity of the matter to be resolved.

Experienced participants in the mediation process know that in order to be successful, a disputing party must have a strategy to "win" the mediation. As in any other business endeavor, an advantage is gained by being organized, understanding the strengths and weaknesses of the case, and having a clearly defined objective.

---

## AN INDUSTRIAL RESOLUTION

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A candid letter should be written to the mediator prior to the start of the mediation, clearly and concisely stating the analysis of the dispute and suggesting a method for resolution. The suggested resolution will focus on the practical

aspects of the matter, the motivations which may be exploited to achieve a result, and the personal and emotional impediments to resolution.

An experienced mediator will use these suggestions to quickly move past non-essential detail to address the major obstacles to resolution. During that process, the parties themselves will have full opportunity for candid, confidential exchanges with the mediator.

Another benefit of mediation is that a business' decision-makers are an important participant in the mediation process, not excluded as is often the case during trial and arbitration. The business skills of these decision-makers are fully used in reaching a business solution to a business problem.

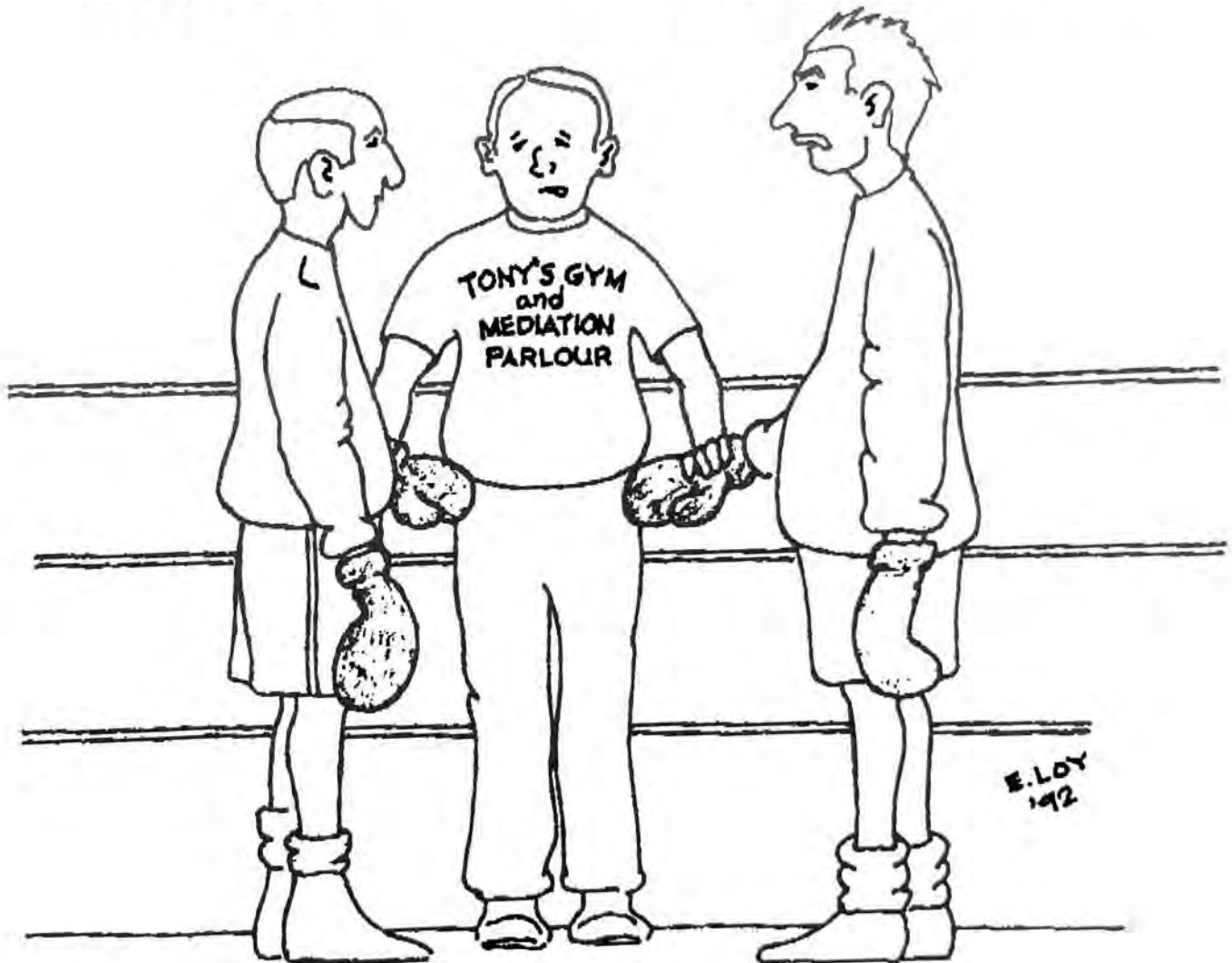
*Those interested in learning more about mediation should attend the May Dinner Meeting.*

Construction industry executives are well-advised to seek out attorneys who aggressively pursue the mediation process. Using mediation early in the dispute resolution process allows construction conflicts to be resolved without the further expense of document production and depositions.

Those who have experienced a properly conducted mediation are enthusiastic about the fairness of the result and the dramatic reduction in the cost incurred for attorneys and experts.

Those interested in learning more about mediation should contact a mediation-sponsoring organization, a mediator, or an attorney experienced in mediation, and become familiar with the process so it may be utilized when the need arises.

Arthur Tarlow is one of the Northwest's leading construction attorney's and a long-time advocate for the use of mediation as the first step in the resolution of a dispute. Tarlow is a frequent author and speaker on mediation and other legal issues important to the construction industry.



REMEMBUH, UNDUH DA MEDIATIN' RULES  
THERE'S NO KICKIN', NO GOUGIN' AN' NO  
BITIN'. MAY DA MOST RIGHTEOUS  
PARTY WIN.

## CSI PORTLAND 1992-1993 CALENDAR

- 4/25 Leadership Conference**  
LaQuinta Inn, Tacoma
- 4/30 CSI Portland Chapter  
Products Fair**
- 5/12 CSI Dinner Meeting**  
**Tuesday** Mediation: An Alternative  
Method for Dispute Resolution  
Contractor Share Group: Rick Wessell
- 6/14 Awards Night**  
**Tuesday** Pat on the Back!!
- 10/1-4 Region Conference**  
Victoria, Canada

- Editor: Gunnar Forland, 223-9318
- Publisher: Niki Sims, 231-0813
- Advertising: Becky DeClerck, CDT, 225-0200
- Photographer: Inga Vrla, 635-6227

Many thanks and much appreciation to Lee Kilbourn for his efforts on behalf of The Predicator.

The Predicator is the official newsletter of the Portland Chapter CSI, published monthly, September through June. The opinions expressed in this publication are not necessarily those of The Predicator staff.

Articles for publication may be sent to:  
Niki Sims, Publisher  
The Predicator  
P.O. Box 14854  
Portland, OR 97214

or FAXed to (503) 234-6170

## Construction Education Foundation Symposium

The Oregon State University's "Construction Education Foundation" is presenting its 1992 Symposium entitled "The Tools of Partnering and the Implementation Process" on Wednesday, May 13, 1992 at the Jantzen Beach Red Lion Conference Center.

The Morning Session will include speakers presenting the tools of Partnering and an update on the Partnering process. Following a hosted lunch, the participants will be divided into 4 groups to see and hear facilitators presenting case studies on the Implementation Process.

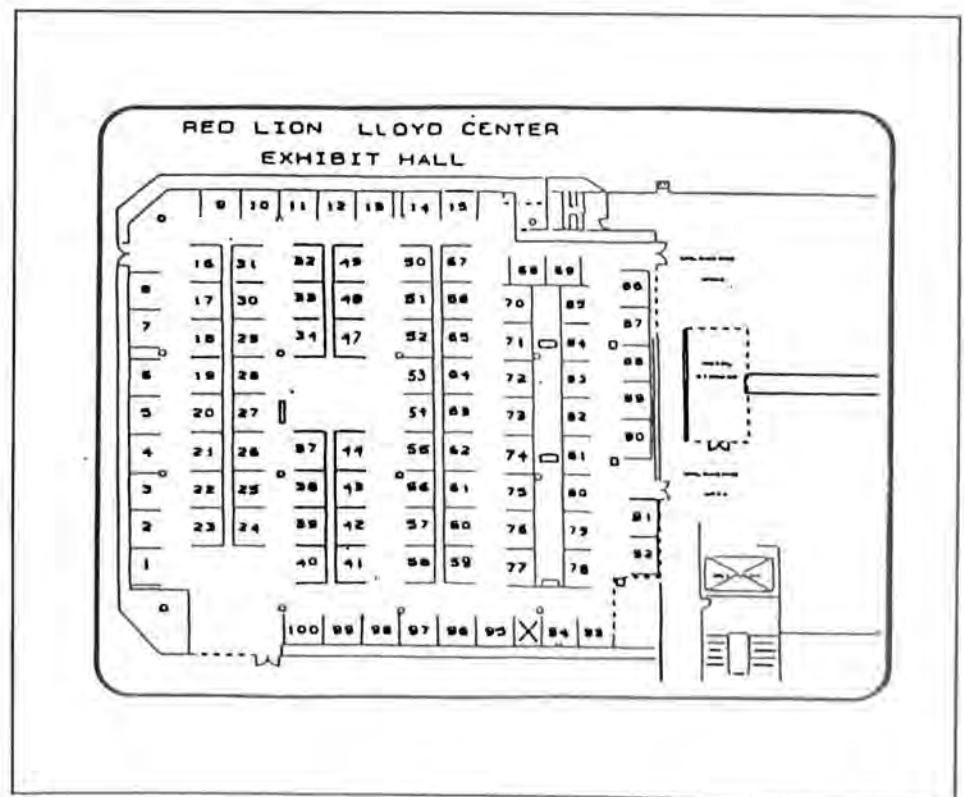
This is CEF's 4th Annual Symposium on Quality in the Constructed Project series.

# CSI PRODUCTS FAIR 1992

## BOOTH ASSIGNMENTS

1. Celotex Corp.
2. Textured Coatings of America
3. R.J. Ogden Associates
4. Access Control Systems
5. Fiber-Fab
6. J.B. Diversified Products
7. Tile Distributors
8. Tile Distributors
9. W.R. Meadows of California
10. Architectural Rep. Services
11. Architectural Rep. Services
12. Contract Furnishings Mart
13. Fuller O'Brien Paints
14. Construction Products N.W. Co.
15. Kinnear Div. Wayne-Dalton
16. DeaMor Associates, Inc.
17. Owens/Corning Corp.
18. Hardware Sales and Service
20. Miller Paint Co.
21. J.E.F. Supply Co.
22. J.E.F. Supply Co.
23. The Becker Co.
24. Colamette Construction Co.
25. Fibermesh Co.
26. Division Seven Support
28. Interior Technology/Modernfold
29. Grand Metal Products
30. Crossfield Prod's Corp./Dex-O-Tex
31. Champion International, Corp.
32. Westblock Products, Inc.
33. Raven Distributors, Inc.
34. Oregon Brass Works
37. Skinner Bonding
38. Sauder Door Corp.
39. Dodge McGraw/Hill, Construction Data
40. Dodge McGraw/Hill, Construction Data
41. Tri-State Exteriors, Inc.
42. Manville Roofing Systems Div.
43. USG Interiors
44. Westmark Products, Inc.
47. Trym-Tex, Inc.
48. Nora Rubber Flooring/Sea-Pac Sales
49. Enduro Products, Inc.
50. Northwestern Industries
51. Pacific Architectural Products
52. Duralite Industries, Inc.
53. Daily Journal of Commerce
54. GAF Building Materials Corp.
55. CISSI
56. Mutual Materials
57. Masonry/Ceramic Tile Institute
58. Crawford Roll-Lite Door Sales
59. Pella/Commercial
60. Tremco
61. American Cemwood Corp.
62. Contractors Supply Co.
63. Lemons Millwork
64. The Garland Co.
65. National Marketing
66. Western Interlock

67. Advanced Entry Systems
68. Armstrong World Industries/Sound
69. Sound Floor Coverings, Inc.
70. U.S. Intec
71. Wanke Cascade
72. Wanke Cascade
73. Associated Builders & Contractors, Inc.
74. PGI Building Products
75. Western Allied Systems Co.
76. Oregon Strand Board
77. Thoro System Products
78. Woodcrafters Lumber Co.
79. G.L. Simms & Assoc., Inc.
80. Kelly-Goodwin Co.
83. GS Roofing Products Co.
85. Concrete Paving Stones
86. Designs by Wayne
89. TNW, Inc.
90. Parker Paint
91. Western Insulfoam
92. Silver Metal Products, Inc.
93. Window Tech, Inc.
95. The Food Co. - VIP Waterproofing
96. MFG - Molded Fiberglass
97. C/S Group of Companies
98. Fry Reglet
99. Nycon, Inc.
100. Vomar Architectural Graphics and Signing  
JB Diversified Products Inc.



## THE WAY IT WAS PRODUCTS FAIR '91



Gordon VanAntwerp, Tom Shea & Ivan McCormick enjoyed the day



Candace Robertson & Bruce Townsend worked the CSI Booth



## MARCH MEETING



President Jim Hirte with Speaker Vera Katz



Mr. and Mrs. John Kehrli



Marge Largent and Mary Alice Hutchins

## TECHNICAL COMMITTEE ACTIVITY

*Our Chapter requested assignment to Section 13090, Radiation Protection.*

This past year the Portland Chapter, Technical Committee has had two agendas. One has been the development of a SpecGUIDE regarding radiation protection. Many of the Committee members, along with other CSI and Industry people, formed a Committee with the City of Portland to discuss codes and permit issues with the City of Portland.

Chapter Technical Committees often work on documents such as a SpecGUIDE or Monographs. These are produced by Chapters, reviewed at the Institute in Virginia, and then made available nationally as sources of information on specific topics. Last Fall, our Chapter requested assignment to Section 13090, Radiation Protection. The Committee has spent many hours researching, discussing and producing a 34 page SpecGUIDE on this topic. SpecGUIDES contain recommendations on specifying, inspecting, product selection, use of abbreviations, definitions of terms and sources of additional information on a specific topic.

*Kudos*

*Design-Build and the City of Portland -- Cooperation and Teamwork*

The draft of the SpecGUIDE was completed and sent off to the Institute at the end of March for their review and comments. We expect that it will be available on a national basis this Fall. There were a number of people who contributed to this SpecGUIDE, but the efforts of the following Committee members deserve special recognition: **Rick Heiserman, Corwin Hymes, Jim Wilson, Paul Wilson and Bruce Townsend.**

*Kudos*

*UBC is ultimately a "Guide".*

Last year, the Technical Committee produced a sample specification section on Design Build in the City of Portland. As an outgrowth of that work, a Joint Codes/Permit Committee was formed with the City of Portland and members of CSI, AIA, SEAO and AGC. Several CSI members sit on that Committee including **Gary Madison** representing AGC; **Rick Heiserman**, representing AIA; **Bruce Townsend** and **Paul Wilson**, representing CSI and **John Lape**, Chairman. This past year we have had the assistance of a number of industry members, most recently **Kevin Martin, Bud Price** and **Steve Wharton** have assisted the Committee in its work on firestopping.

This Committee was formed to work with the City of Portland on Code and Permit issues. Our goal is consistency in review, interpretation and inspection. As many of us realize, the UBC is only a guide and is full of ambiguities. The Committee is working with the City of Portland to sort some of these items out and try to simplify the delivery of buildings.

We have received very favorable support and cooperation with key people in the City of Portland, Bureau of Buildings. **Chuck Stalsberg**, Plan Review Manager, **Jim Harris**, Chief Plans Examiner, and **Bob Gilmore**, Chief Inspector, have been regular participants in the Committee meetings.

The Joint Codes/Permit Committee is currently working on Firestopping. We hope to have a recommendation of items to include in Section 07270 Firestopping and a Matrix clarifying UBC Chapter 43 requirements available when the Oregon amendments to the 1991 UBC are available. This is expected some time in June.

The Joint Code/Permit Committee represents a unique opportunity to work with our local Building Department on issues that effect all of us. The enthusiasm and support that this Committee has received has been very encouraging in our work. The Committee is established as an on-going group that will continue to meet monthly. If anyone has specific topics that they would like addressed, please mention these to a Committee member.

Submitted by John Lape, Chairman

**PORTLAND CHAPTER CSI  
BOARD OF DIRECTORS  
MINUTES OF 3/3/92 MEETING**

The meeting was called to order by Secretary Rick Heiserman at 12:08 p.m. at the AIA/CSI office. President Jim Hirte soon arrived and took over the meeting.

**PRESENT:** Bowman, Heiserman, Hirte, Josi, Jurgens, Kuykendall, Largent, Tevet, Thompson, Totten

**ABSENT:** Lape, Obert

**ALSO PRESENT:** Lee Kilbourn, Ken Scarl, Gordon Van Antwerp.

**Discussion:**

1. Approval of Minutes
  1. The minutes of the February 4, 1992 Board of Directors meeting were distributed and approved with the following correction:
    - 4.2.b. both motions passed.
2. Treasurers Report
  1. The current amount of the Chapter's savings and checking accounts was noted.
  2. Future reports are to be submitted to each Board member.
3. Correspondence Reports
  1. A Publication on "Partnering" by the A.G.C. was presented to each Board member.
4. Business Items
  1. Old Business
    - a. Jim Hirte submitted a letter from the Portland Chapter AIA regarding the new office and a lease space proposal for the Portland Chapter CSI. Sandra Wark from the AIA reviewed the basic service of the proposed lease to the Board. A motion was made by Jurgens and seconded by Bowman to accept the proposed lease. Discussion followed regarding future leases for additional rent and should there be additional services requested from AIA. An amended motion was made by Thompson and seconded by Jergens to include within the basic

*New office with AIA*

*Aid to new Chapter in Salem*

*A little fishing at the last resort.*

services that meeting spaces be available after hours and Chapter monthly meeting reservations be taken by AIA staff. The amended motion passed.

b. Potential additional revenue was discussed. It was felt that reducing the early registration fee for the Products Fair might be possible. Gordon Van Antwerp will investigate and report back to the Board.

c. The proposed CSI Salem Chapter has requested a contribution from the Portland Chapter. Ken Scarl suggested that any money be given in the form of a loan. It was felt Portland may loose some members to this new Chapter. A motion was made by Tevet and seconded by Thompson that the proposed Chapter ask other sources initially for financial contribution. The amended motion passed.

2. New Business

a. An increase in the Chapter membership dues was discussed as a means of offsetting future expenses. It was felt that other areas of revenue should be investigated and that increasing dues be a last resort.

5. Committee Reports

1. Due to time constraints Committee reports were not given.

6. Next Meeting Date

1. Next meeting is scheduled for April 7, 1992.
2. Meeting was adjourned at 1:10 p.m.

Respectfully submitted,

Richard Heiserman, Secretary

**Portland Chapter Leaders  
1991-1992**

President -  
Jim Hirte, CDT 620-0106  
President-Elect -  
John Lape, CCS 243-2837  
1990-91 President -  
Dennis Obert, CCS 245-7802  
Secretary -  
Rick Heiserman 223-1181  
Treasurer -  
Isaac Tevet 222-1661  
Executive Director -  
Margie Largent 620-6573

**Board of Directors**

Linda Bowman, Prof. '92 223-4886  
Roy Josi, Prof. '93 CDT 691-3944  
Igo Jurgens, Prof '92 223-0992  
Dale Kuykendall, CDT Ind. '93 777-5531  
Bob Thompson, Ind. '92 641-4622

**Committee Chairs**

Awards  
John Kehrl 644-7102  
Certification  
D.R. Brown, CCS 224-3860  
Editor  
Gunnar Forland 223-9318  
Education  
Dennis Obert, CCS 245-7802  
Membership  
Lee Kilbourn, FCSI, CCS 224-3860  
Products Fair  
Gordon Van Antwerp 642-4899  
Program  
Gene Andrews 640-3118  
Technical  
John Lape, CCS 243-2837

**Institute Responsibilities**

Marketing/Membership  
Les Seeley 298-7135  
Specifications  
Robert Klas 644-4222  
Masterformat - Ad Hoc  
James Robertson, 342-8077  
FCSI, CCS

**Region Responsibilities**

Awards  
Alan G. Shelmerdine, CCS (206)861-9522  
Finance  
John E. Scholes, CSI 689-1930  
Planning  
James M. Robertson, FCSI, CCS 342-8077  
Membership  
Joe Maliszewski 466-5177  
Publications  
Linda Bowman 223-4886  
Technical  
Ivan McCormick CCS, CSI 292-3958

**Region Directors**

Les Seeley  
DEL Distributing 287-7135  
P.O. Box 6157 (206)254-2049  
Vancouver, WA 98668  
  
Sandi Velleca, CCS  
Arctic Slope Consulting Group  
301 Danner Avenue, Suite 200  
Anchorage, Alaska 99518 (907)349-5148

Institute and Portland Chapter dues for one year are: Institute \$130, Portland Chapter \$30, total investment \$160. Please send your check payable to Construction Specification Institute, c/o Lee F. Kilbourn, FCSI, 215 SW First Avenue, Portland, Oregon 97204

**The Predicator**

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Portland, Oregon 97204

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6775 S W 111th Avenue  
Beaverton, OR 97005



*Advancement of  
Construction Technology*

# The Predicator

*Portland Chapter - The Construction Specifications Institute*

Vol. 32, No. 9

June, 1992

## **NEXT MEETING**

### **DATE**

Tuesday  
June 14, 1992

### **TIME**

Social Hour 5:30 - 7:00 p.m.  
Program 7:00 - 8:00 p.m.

### **COST**

\$18 per person  
Guests and Spouses are  
encouraged to attend

### **LOCATION**

US Bank Tower  
30th Floor Board Room

### **RSVP**

Trasi Hogenhout at 274-0624  
by Noon on Monday,

**JUNE 8, 1992**

## **THE WINNERS CIRCLE!**

Our June program is Portland Chapter CSI's Annual Awards Dinner. This year we'll have a stand-up buffet and a long social hour to compliment the awards ceremony. The event will be held in one of Atwater's beautiful board rooms on the 30th Floor instead of our regular spot upstairs.

The Annual Awards meeting is a meeting the Chapter reserves each year to recognize the outstanding contributions and efforts made by individual members in our industry. You'll find that this is usually the most "social" and "fun" meeting of the year. Two years ago, during the playoffs, we had a large screen television brought in -- and we'll do it again this year if a game falls on this special evening, so don't stay away -- come and join the fun!

We can all learn from the achievements and contributions to the Chapter being recognized at this meeting. For each award presented, you'll get an idea of the different areas you can get involved within the Chapter if you haven't found

your "spot" yet. The Portland Chapter CSI is the success it is, and as active as it is, because the members choose to make it that way through involvement in various committees and events throughout the year. Please consider how you might get further involved and let someone on the Board know what you'd like to help with in the coming year.

Join us on Tuesday, June 14th, at the US Bank Tower, 30th Floor Board Room. No-host drinks and stand-up buffet from 5:30 - 7:00 p.m.; ceremony from 7:00 - 8:00 p.m. For reservations, call Trasi Hogenhout at (503) 274-0624, by Monday, June 13th at noon.

See you there!



**Portland Chapter  
CSI**

**WHAT'S  
INSIDE**

- BS by KS, Page 3
- The Real World, Page 6
- Technical Committee Report, Page 8
- Board Meeting Minutes, Page 9

*Congrats to grads and thank you to the volunteer instructors.*

## CSI Certification 1992

On April 4 of this year, 22 CDT candidates and 4 CCS candidates attempted the examinations. Portland had a CDT passing rate of 86 percent and a CCS passing rate of 50 percent.

Let us all personally congratulate these candidates for their hard work and devotion to study sessions (with "homework") in preparation for these examinations.

Congratulations to:

Michael Madias CCS  
 James T. Seaborn CCS  
 John H. Barker CDT  
 Rick L. Bolme CDT  
 Mark E. Booth CDT  
 Linda M. Bowman CDT  
 William R. Clark CDT  
 Steven G. Easterday CDT  
 Gunnar T. Forland CDT  
 Daniel L. Green CDT  
 David A. Hammes CDT  
 Eric E. Johnson CDT  
 Dale A. Kuykendall CDT  
 Avi M. Lev CDT  
 Randy M. McGreal CDT  
 Charles C. Page CDT  
 Michael P. Shea CDT  
 Edward E. Simpson, Jr. CDT  
 Thomas O. Sjostrom CDT  
 J. Bradley Smith CDT  
 Christine M. Steel CDT  
 Robert E. Thompson CDT  
 Todd F. Wilson CDT

Special thanks to the volunteer instructors who again did an excellent job: Lee Kilbourn, Jody Moore, John Lape, Dennis Obert and Jim Wilson.

D.R. (Skip) Brown CCS  
 Certification Coordinator

## MESSAGE TO THE PRESIDENT

Dear Jim:

I would like to take this opportunity to thank you CSI Chapter and the participating members for assisting the Mt. Ranier Chapter in conducting classes for the recent CCS/CDT Examination. Our curriculum and format was fashioned after the Portland Chapter's presentation, and we used it exclusively for our first year's classes.

Particular recognition is extended to Jody Moore, John Lape, and Dennis Obert. These individuals sacrificed their personal time to travel to Tacoma, instructing two hour sessions held after hours during their normal business week. With their help, three CCS and six CDT candidates were prepared for examination.

Sincerely,

Lance D. Shotwell, CDT, CSI  
 Certification Chairman  
 Mt. Ranier Chapter, CSI

## BS by KS

*An analysis on  
"Partnering"*

### Basic Specs by Ken Searl



### Expose Yourself to Specs!

*If an owner  
wants something  
for nothing, he or  
she may get  
something that is  
worth just that.*

One subject I have never written about is partnering. Partnering is a new buzz word now being associated with working relations between owner, architect, contractor and subcontractors. As presented by the Associated General Contractors of America (AGC), it is primarily a concept to reduce and/or eliminate adversarial conditions between the participants in the execution of a construction contract to completion.

*Specifications are  
for the cold hard  
facts - you should  
not attempt to  
specify a "con-  
cept" no matter  
how well inten-  
tioned it may be.*

AGC has published a booklet titled "Partnering; A Concept for Success," dated September 1991 which includes information as how best to accomplish this concept. It appears the AGC's purpose and point is by partnering, with everyone working together, a re-education in litigation will occur. I agree whole-heartedly with this concept. What I don't understand is how the construction industry got into a position suggesting partnering and/or other methods to reduce litigation.

Many reasons come to mind, among them architects that feel if any mistakes are made in contract documents they prepared, that the contractor or subcontractor will assume responsibility to correct them at no cost to owner or architect. Another reason is there are some contractors out there that have personnel, even during pre-bid time, searching out items that they can put in a claim for at a later date. These people really go to town on an improperly prepared set of construction documents. They have been known to really chew up an architect and/or owner whose construction documents are not very clear and concise.

In addition to this, there are some owners who appear to be looking for a way to get something for nothing at the contractor's or architect's expense.

In normal times I rate owners, architects, contractors and subcontractors as follows:

10% are above average including honesty, working relations and ability.

80% are average being reliable and a good bunch to work with.

10% are just plain incompetent, slightly or highly unethical and are people who probably will not last too long in their profession or business. It does seem, however, that as those that fail or cease operations there is always another bunch taking their places.

When times are not normal and profits decline, some of the players feel they have to take drastic measures to remain in business. To contractors and subcontractors this usually shows up in searching for anything and everything that can possibly be an additive change order. To architects and owners less time spent on contract documents can cause slip-ups and incomplete items. All of this tends to lead to an adversarial condition. AGC is trying to defuse this and stop all the horse play and possible litigation. I commend them for this approach.

Now comes the "if" and/or "but." Most of the information in their publication is fine but their suggested sample of an insert for partnering to be placed in the project manual is in my opinion not proper or correct. It states the Owner intends to encourage the foundation of a cohesive partnership with the contractor and subcontractors, etc. Specifications do not legally deal with encouragement. Specifications deal with binding facts and requirements. Encouragement is fine in its place but not as a specification.

"OK," you may say, but what do you suggest Ken? My thought on this subject is that during all contacts, with contractors and subs, both before and after bidding, discuss working relationships, method and procedures. One might hand out AGC material at an appropriate time.

If you are on the owner's or architect's side of the coin do all your dealing with an honest and friendly approach. Convince the contractor that honesty and openness on both sides will get the job done in a much better manner than getting into an adversarial

*Ken is not trying to gift wrap a shaft for nervous cats.*

*A very well attended Products Fair*

*Kudos go to Gordon Van Antwerp and the many supporters who helped him.*

*Many thanks and the appreciation of the Chapter to all the exhibitors.*

condition. I have worked with some contractors for the first time and found that some of them seemed to be very touchy and nervous as a long-tailed cat in a room full of rocking chairs until they discovered that we weren't trying to give them the shaft. As our working relations continued, things smoothed out and a mutual trust was shared by both parties. We know all this effort pays off when from time to time we receive letters from contractors commending us on our working relations.

Ken Searl, FCSI, WEGROUP Architects & Planners

## PRODUCTS FAIR SUCCESSFUL

The Portland Chapter, CSI, Products Fair '92, held Thursday, April 30 at the Red Lion, Lloyd Center, completely sold out 13 working days after Booth Reservation Forms were mailed April 1st.

Comments from various exhibitors were complimentary and those contacted considered it productive.

"Special Thanks" are extended to all participating exhibitors for their fine support, and is also extended to the following "Products Fair Helpers": Trasi Hogenhout, Linda Bowman, Niki Sims, Gunnar Forland, Issac Tevet, Lee Kilbourn, and the very helpful members of the National Association of Women in Construction, who oversaw our Registration Table.

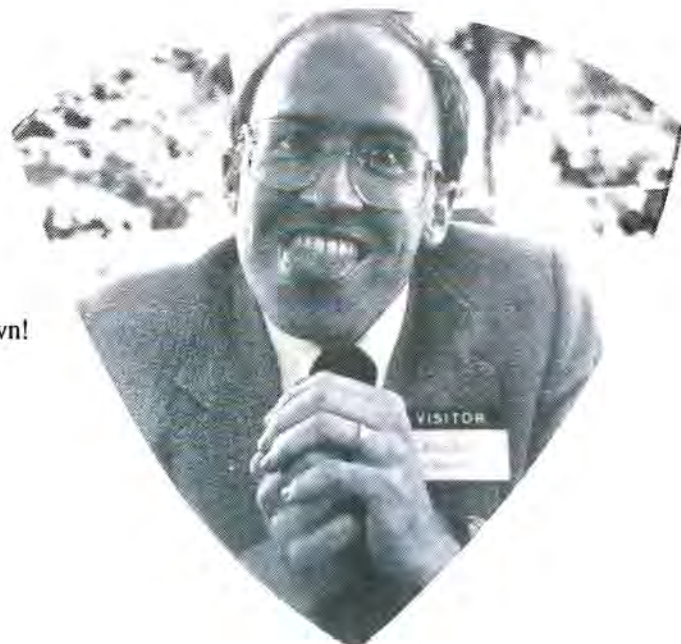
Twas all of the above who helped make our Products Fair the success that it was!

Now, take a memo! Products Fair '93 is already scheduled for Thursday, April 22, 1993 at the Red Lion, Lloyd Center.

See you there!

By Gordon G. Van Antwerp,  
Chairman, Products Fair '92

Look who's back in town!





*I don't know if it is art or not, but I do know if its composition is toxic or nontoxic.*

## CSI PORTLAND 1992-1993 CALENDAR

- 6/14**      **CSI Awards Night**  
**Tuesday**    Pat on the Back!!
- 10/1-4      Region Conference  
                 Victoria, Canada
- 9/25         Golf Tournament  
**Friday**      Eastmoreland Golf  
                 Course  
                 Call Ken Hattan for more information  
                 at 257-7332

## DOES THE NEW ART MATERIAL LABELING LAW AFFECT YOU?

Under the new art material labeling law, passed by the U.S. Congress in October 1988, every manufacturer, distributor, retailer, and some purchasers (schools and teachers) of art materials in the U.S. will have a legal responsibility to comply with this law. And, it will affect every user of art materials in that it will help the art materials industry deliver safer products to their customers ... adult artists, hobbyists, and children alike.

ACMI publishes a free list of those products evaluated as non-toxic and those requiring cautionary labeling. For further information and a copy of the current list, contact:

The Art and Craft Materials Institute, Inc.  
715 Boylston Street  
Boston, Massachusetts 02116

Editor: Gunnar Forland, 223-9318

Publisher: Niki Sims, 231-0813

Advertising: Becky DeClerck, CDT, 225-0200

Photographer: Inga Vrla, 635-6227

Many thanks and much appreciation to Lee Kilbourn for his efforts on behalf of The Predicator.

The Predicator is the official newsletter of the Portland Chapter CSI, published monthly, September through June. The opinions expressed in this publication are not necessarily those of The Predicator staff.

Articles for publication may be sent to

Niki Sims, Publisher  
The Predicator  
P.O. Box 14854  
Portland, OR 97214

or FAXed to (503)234-6170

## The Real World Portland CSI Contractor Group

What makes a project successful? Pose that question to a group of construction people and you may get a variety of answers, but you will never fail to get a response! The statements below are a sampling of the comments received from excited, concerned and frustrated participants in our industry. The challenge to CSI is to find a common ground, to organize, communicate and implement good ideas so that we can have successful projects.

*This business is worse than dog-eat-dog. It is dog-won't-return-other-dogs-phone-calls.*

*Woody Allen*

1. Prompt, accurate processing of change orders.  
Ed Loy, Lemons Millwork
2. Specify Cronin products on all projects - (successful for us anyway).  
Sonya Jensen, The Cronin Co.
3. Communication - consistent communication, between players throughout the building process, with members being accessible and responsive to phone calls, questions and meetings.  
Joe Maliszewski, CSI
4. A successful project is accomplished by:
  - (1) Early contractor involvement (formation of building team; owner, contractor, architect, consultants)
  - (2) A receptive and cognizant owner.  
Gerry Williams, JKS Architects
5. It really helps when all players -- architect, owner and contractor -- work together for the common good. This works best on negotiated jobs. Everyone wins!  
A General Contractor
6. Carefully bid from complete documents. Then run the project to the Owner's best interests.  
Archie Teck

7. Good communications throughout the job - starting with the "pre-bid" conference.
8. When everything comes out or "equal."
9. A successful project is when everybody gets what they want. Owner gets building, contractor makes money and architect makes money.
10. A successful project:
  - (1) Meets the program needs of a client and comes in within budget.
  - (2) Does not end up in litigation.
  - (3) Still has good team relationships at the end.  
An Architect
11. Job is done just like it was designed. No extras or change orders.
12. A project team dedicated to the idea that the primary goal of the team is to ensure that the client's needs are understood and met.  
Rick Wessell, Westwood Corporation

## What Makes A Successful Project?

*Success requires quality ... or equality.*

13. A successful project has:
  - (1) Early contractor involvement: Allows opportunity to clarify goals and expectations of members, and provides forum for team building prior to the pressures of schedule.
  - (2) An intelligent owner: Increases likelihood of satisfied owner at the end of project due to owner's understanding of team members' responsibilities, costs of construction, affect of changes on project and budget, and the importance of maintaining a schedule. Simplifies team's goal of a satisfied owner since owner has a clear understanding of his goals and expectations.
  - (3) A satisfied owner.
  - (4) A team willing to do another job together.  
Julie A. Bronder, JKS Architects

14. A successful project has:
- (1) Good specs and details developed for particular project, not boilerplate type. Qualified general contractor and working personnel (project mgr. should not be just bonus incentive only).
  - (2) Qualified subcontractor and personnel.
  - (3) Preconstruction meetings with all people involved.
  - (4) Subcontractors respect and preserve other contractors work in place. The whole team working together as a unit in order for budgets to be met and a successful project attained.
15. In the real world, a project is successful when:
- (1) Clear, agreed expectations were met.
  - (2) Communication between parties remained open and constructive.
  - (3) All parties learned how to improve performance.
  - (4) The team wants to work together again!  
Jody Moore, DeaMore Associates
16. A successful project is realized when:
- (1) Realistic budgets are determined to do the job.
  - (2) Complete, accurate details are all worked out in the plans and specs prior to bidding.
  - (3) Products, manufacturers, and local supply and installation sources are established as specified.
  - (4) Subcontractors are prequalified to bid prior to bidding, the same as products are prequalified to bid.
  - (5) Qualified, competent general contractors are selected and a good superintendent is selected to run the job. Job schedules must be set and maintained for all facets of the work.
  - (6) Bids are bid complete per plans and specs, and contracts are written based on the way the job was bid. This will eliminate problems from the start of the job through completion.
  - (7) Retentions are paid as soon as a subcontractor is finished and his work is accepted. General contractors who have a history of holding retention either do not get to do bids, or bids put out are bid to take into account long term retention.
  - (8) The bottom line is: good jobs are good jobs because good products, good generals, and good subcontractors are used on the job. This all must be coupled with a good architect and good plans

*J. Min Luey, active CSI member, garners award.*

*Another CSI member receives national recognition.*

and specs. This is nothing new and it should come as no surprise.

Donald F. Walton, Interior Technology, Inc.

Compiled by Steve Fowler of Todd Construction and The Contractor Group

## AWARDS

Tigard Architect **J. Min Luey** was honored by the American Institute of Architects for his outstanding internship program. The March *Architalk* reported Luey won the 1992 IDP Outstanding Firm Award. Luey does whatever he can to provide hands-on learning for his interns because he had so many great mentors when he began his career in architecture in 1960. The interns in his firm wrote glowingly in their letters of nomination of his mentorship to them and providing them with opportunities to participate with clients, on-site observations and many other educational challenges within and without the office. In 1985, Luey opened his sole-proprietorship, Luey Architects, located in Tigard. Fifty percent of his work is educational buildings with renovation/restoration, retail and residential making up the other half. Luey was President of Portland Chapter CSI in 1972/1973.

**Jim King**, President of Snyder Roofing Company, recently received the roofing industry's highest award. King was honored with the National Roofing Contractors Association "The J.A. Piper Award", which recognizes a member of the roofing industry each year who has given devoted, constant, and outstanding service in the roofing industry. Jim has been a member of CSI since 1964.

## FIRESTOPPING IN PORTLAND

*The efforts of the Joint Code Committee reflected in proposed City Fireproofing policy.*

*Firestopping matrix system designed to facilitate permit process.*

### Technical Committee Report

by John Lape, Architect, Committee Chairman

The Joint Code/Permit Committee met a week late in April to avoid conflicts with the AIA teleconference on ADA. On April 28th Rick Kraker of G.E. Silicones joined committee members Chuck Stalsberg, Jim Harris, Bob Gilmore, Paul Wilson, Rick Heiserman, Gary Madison, Bruce Townsend, Brad Moyes and John Lape.

The City distributed copies of the proposed City fireproofing policy that we discussed earlier in the winter. It followed the suggestions that the committee made.

The committee then continued its discussion of firestopping. A new matrix is being developed for use in the permit process. With this matrix, the Architect/Engineer would fill in the type of penetration and rating required. The Contractor will then fill in the U.L. system he or his subs proposes to use for review during the pre-installation conference. Complex jobs may have several of these matrices to cover various situations.

We discussed firestopping and annular space around steel electrical boxes in rated walls without resolution. There is some concern about this weak link in the wall membrane where only a plastic cover plate separates a potential fire for the wall cavity. It will be difficult to firestop this small, irregular gap without it spilling out from behind the cover plate.

Some members of the committee will meet during May to formulate a paper on firestopping from permit, inspection, specifying and construction points of view. It will attempt to clarify UBC Chapter 42 and the City's policy.

## LAST MEETING REPORT

The feature topic of our April meeting was the Americans with Disabilities Act of 1990, presented by Robert Pike of Environmental Access Inc.

The Americans with Disabilities Act (ADA), has been law since July 1990 and the requirements of the law become effective January 26, 1992. As described by Mr. Pike, the ADA will effect both new construction and existing facilities. For existing facilities the upgrade for accessibility "should start from the outside and work in", i.e., start with making an access parking stall and adequate access to the building prior to upgrading a restroom to accommodate people with disabilities.

Remodel of existing space must have 25% of the construction budget set aside for accessibility upgrade. The scope of work on any upgrade is "what is reasonable" in terms of cost to the owner. The question then becomes WHAT IS REASONABLE. At this time, it appears that there are not set parameters.

All construction that will have its first occupancy after January 26, 1993 must be designed and built to be fully accessible to people with disabilities. For the design profession I see this as a large challenge. The ADA law is very clear on what it expects, however there are no defined ways on how to achieve these expectations.

The other outstanding challenges are for our building officials. As discussed by Chuck Stalsberg, Building Official with the City of Portland at the Wednesday follow-up session, there are some grey areas with the ADA. One example of this is Panic Hardware required for a fire exit does not meet ADA requirements.

The ADA presents many challenges as shown and will take teamwork from all to meet them.

Don Peck

*ICBO seeks forum at CSI for presentation.*

## PORTLAND CHAPTER CSI BOARD OF DIRECTORS MINUTES OF 4/7/92 MEETING

The meeting was called to order by President Jim Hirte at 12:01 p.m. at the AIA/CSI office.

PRESENT: Heiserman, Hirte, Josi, Jurgens,  
Kuykendall, Lape, Largent, Tevet,  
Totten

ABSENT: Bowman, Obert, Thompson

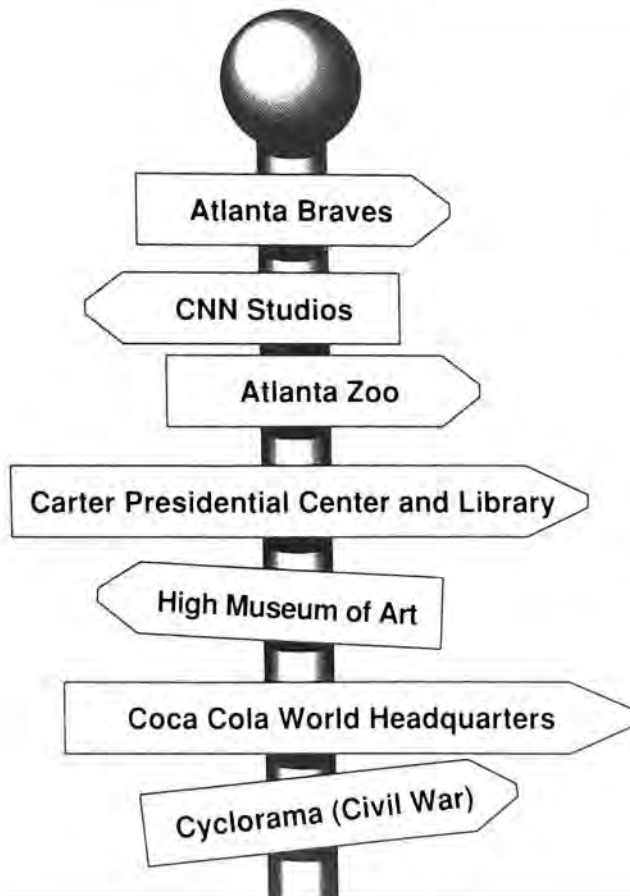
ALSO PRESENT: Corwin Hymes, Gordon Van  
Antwerp.

### Discussion:

1. Approval of Minutes.
  1. The minutes of the March 3, 1992 Board of

Directors meeting were distributed and approved.

2. Treasurer's Report
  1. The current amount in the Chapter's savings and checking accounts was noted. A report was submitted to each board member.
3. Correspondence Reports
  1. Atwater's Restaurant will be billing the Chapter Treasurer directly for the monthly meetings.
  2. The International Conference of Building Officials has offered to present a program at a future Chapter meeting. The request was presented to the Programs Committee for consideration next year.
  3. The Institute has requested that we check our bylaws to see if we have incorporate student membership. Chapter bylaws on this issue reference the Institute bylaws. Jim Hirte will respond accordingly.



# Atlanta Shows all the Signs of Convention

CSI's 36th Annual  
Convention and Exhibit  
June 26 - June 28, 1992  
Georgia World Congress Center  
Atlanta, Georgia



*New AIA CSI  
offices.*

*Reaping the  
benefits of the  
"Solid As a  
Rock" campaign.*

*Spec Guide on  
Radiation Shield-  
ing forwarded to  
The Institute.*

*Recognition to  
Long time  
Products Fair  
exhibitors.*

*Certification  
report.*

4. Business Items
  1. Old Business
    - a. The lease with AIA for space in their new office space and our counter proposal is to be voted on by their Board soon. It is expected that it will be approved. Jim Hirte will verify if a single phone line for professional services will be provided to other organizations sharing space with AIA. It is anticipated that the move will take place between the middle of June and the first of July.
    - b. Consideration of additional revenue from the Chapter's Products Fair was postponed until after the Fair next month.
  2. New Business
    - a. The Chapter will need to obtain new stationary after the office move in July. Rick Heiserman will investigate the cost.
    - b. The Northwest Leadership Conference will take place April 25-26 at the La Quinta Inn in Tacoma, Washington. John Lape will contact Dick Kissick for more information.
    - c. It was decided that some of the money the Chapter receives from the Solid As A Rock campaign will be used to finance the registration for Chapter members attending the National Conference.
    - d. The OSU Construction Technology Department is presenting a symposium and has asked the Chapter for its endorsement. A motion was made by Issac Tevet and seconded by John Lape. Motion passed.
    - e. There was a request by Linda Bowman through Jim Hirte for the Board Members to complete the worksheets for their Committee assignments ASAP.
5. Committee Reports
  1. The following reports were given:
    - a. Technical Documents - John Lape
 

Chair: John Lape

      1. Continuing to meet with the City of Portland helping to develop procedural issues.
      2. Final draft of a SpecGuide on Radiation Shielding has been sent on to the Institute for review.
    - b. Share Group - Paul Wilson
 

Specifiers  
Chair: Rick Heiserman

      1. Discussed the criteria regarding wood doors. Next month is ADA.
    - c. Education - Igo Jurgens
 

Chair: Igo Jurgens

      1. A symposia was given on March 24 at PCC.
      2. The committee is trying to have class downtown next year. Consideration is being given if classes continue to be large of breaking them up having CDT as one group and CCS as another.
      3. Three people from this Chapter went to Tacoma and Seattle to teach classes. They were John Lape, Dennis Obert and Jody Moore.
    - d. Products Fair - Gordon Van Antwerp
 

Chair: Linda Bowman

      1. Certificates will be given to those organizations who have sponsored the Fair for ten years or more. It was agreed that the certificates should be given prior to the start of the Fair.
      2. The Board consideration should be given for the best booth at the Fair. Gordon Van Antwerp will develop criteria to present to the Board for next year.
    - e. By-Laws - Paul Wilson
      1. A Chair is needed for this committee.
    - f. Awards - Ray Totten
 

Chair: John Kehrli

      1. Twelve awards are being prepared. Additional recommendations will still be accepted.
    - g. Certification - Skip Brown
 

Chair: Skip Brown

      1. 22 out of 33 CDT candidates and 4 out of 6 CCS candidates took the exam this year.
  6. Next Meeting Date
    1. Next meeting is scheduled for May 5, 1992.
    2. Meeting was adjourned at 12:55 p.m.

Respectfully submitted,

Richard Heiserman, Secretary

Ivan McCormick  
pictured here with Bob  
Klos. Ivan and his  
wife just returned  
from 6 weeks in  
australia!

Now, back to work!



Vicky Nuller (left) and Sonja Jenson,  
of The Cronin Co.

Al Staeli (right) pictured  
here with Paul Wilson. All  
has been elected "Fellow" in  
the AIA



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