



Cactus Comments

April, 2006

PROGRAM

At the regular monthly meeting on April 12th, Brent Leif with Hunt Construction will be talking about the Cardinals Stadium project from start to finish. He will go over the challenges they had to overcome and some of the new technologies utilized in the Stadium that made it possible. You won't want to miss this as the Stadium has already garnered national attention as being one of the largest stadiums being built in North America. It has also been featured on Mega Structures on the Discovery Channel. You will learn about the new technologies behind the making of the state of the art score boards and you will get to see how the field was designed so that it can be rolled in and out.

SPECIAL CSI TOUR

On Saturday, April 15th, Brent has arranged a special CSI tour of the facility. The tour will start at 9:00 am. Parking instructions will be emailed to attendees. We will meet at the job trailer.

THE TOUR IS LIMITED TO 100 PEOPLE. We will take reservations on a first come-first served basis. Call or email your reservation for the dinner meeting and / or the tour to Louise Rehse at The Reference Library at 602-258-7499 or Louise@TheReferenceLibrary.com We will keep a waiting list in case of cancellations.

Tour Requirements:

This is a construction site. No one under 18 years of age will be allowed on the tour. No shorts, tank tops, skirts, high heels, open toed shoes, tennis shoes. Footwear should be a sturdy supportive shoe like a hiking boot or work boot. Each attendee must have a hard hat. If you don't have a hard hat, SuperLite Block has offered to provide one for your use. Let us know when you make your reservation that you need a hard hat.

Tour Reservations:

Cut off for the tour is March 31st and is limited to the first **100** people who make reservations. Call or email your reservation for the dinner meeting and / or the tour to Louise Rehse at The Reference Library at 602-258-7499 or Louise@TheReferenceLibrary.com We will keep a waiting list in case of cancellations

Brent Leif

Design Development Manager
Hunt Construction Group, Inc.

Mr. Leif has a Masters of Architecture from Tulane University and has ten years of experience in the construction industry. His areas of expertise include design and engineering management, design build coordination, project management, quality assurance, cost and budget control.

As Design Development Manager, Mr. Leif supervises design staff and implements policies and procedures. He makes day-to-day decisions regarding design implementation including aesthetic direction, budget adherence, value engineering, schedule coordination and quality. He maintains open communication with the Owner and the design team and coordinates and supervises all design subcontractors.

Mr. Leif has an outstanding record of project experience including Bank One Ballpark, SBC (Pac Bell) Park, Arizona Biltmore Ballroom Expansion and Phoenix Children's Hospital. He is currently the Design Development Manager for the new AZ Cardinals Stadium in Glendale, AZ.

President's Message

March 2006: CSI Awareness Month & Strategic Plan 06-09

The month of March is traditionally, in the CSI Fiscal year calendar, CSI Awareness Month. Our program for March 8, 2006 was an exemplary array of our Phoenix Chapter's involvement in our local community, southwest region and a view of the Institute at the national level. We want to thank our student project team presentation from the 2005-2006 Phoenix Region National Engineers Week Future Cities Competition that received our Chapter Award for Excellence in the Use of Building Materials. David Bull, Brendan Fries, and Robbie Weyers provided us with a wonderful and insightful presentation on their future city Phantom Royal. Maryam Eskandari presented her winning entry for the Chapter co-sponsored Imagination Cube competition. Our own Gene Valentine, FCSI, CCS, AIA, Institute Treasurer, gave an in depth look at functions, operations and ideology of the "goings on" at the Institute. The program was well attended and we want to congratulate and sincerely thank our unique group of presenters.

CSI Awareness Month also provides the opportunity to take a close look at the outreach and development we are experiencing with our Phoenix Chapter CSI as a result of the implementation of our three areas of focus for the year: 1) **Membership**; 2) **Awareness and Participation at all Levels of CSI**; and 3) **Commitment & Involvement**. The March program and our activities during the month have contributed immensely to all three areas of emphasis.

CSI Awareness Month provided the background for revisiting our Phoenix Chapter Strategic Plan (March 2003) and update it for the next three year period. The Strategic Plan Working Session took place on Friday, March 10, 2006, from 8:00a.m. - 12:00p.m. at The Reference Library. The following list of Chapter leaders and members were in attendance: Pamela Bir, Denise Bowser, Eric Camin, Neil Davidson, Angie France, Tim Garver, Mary Grace Hime, Larry Gill, Teri Hand, Ron Hand, Jennifer Rehse, Wayne Shirlaw, Cary Stoneman, Terry Vaughan and George Wadding. The Planning Committee co-chairs, Paul Simonsen and Bruce Thornham facilitated the group through a strategic planning exercise evaluating our mission statement, themes, two larger goals, and re-evaluation of our strategies and milestones (action steps or tasks) for our Chapter's short term future (2006 – 2009). In brief summary, our mission statement was modified to incorporate community outreach:

The Construction Specification Institute advances the process of creating and sustaining the built environment for the benefit of the construction community by using the diversity of its members to exchange knowledge.

Our first goal was ratified and stands strong for the next three years with an emphasis on our Chapter as the recognized leader in the industry. The second goal was expanded to include the notion of expanding and growth of our membership. Our two larger goals are:

- **Goal No. 1: Phoenix CSI will be the recognized leader and primary gateway to design and construction industry resources.**
- **Goal No. 2: Increase knowledge, diversity and growth through participation of the Phoenix CSI membership.**

Strategies for the most part remained intact, validated for the future. Some minor adjustments were incorporated and they have been prioritized in order of importance to supporting the respective goal. They are as follows listed respectively as they relate to the two goals.

- **Goal No. 1: Phoenix CSI will be the recognized leader and primary gateway to design and construction industry resources.**
 - Develop a plan to communicate the value of CSI
 - Develop educational programs meeting industry needs
 - Organize and commit committee resources
 - Develop alliances with other organizations
- **Goal No. 2: Increase knowledge, diversity and growth through participation of the Phoenix CSI membership.**
 - Market CSI
 - Implement Mentoring Culture
 - Develop better chapter communications
 - Organize and commit committee resources

The Strategic Plan (2003, Revised 2006) has been forwarded to each committee for review and generation of each committee's Strategic Plan. Committee review will be completed by mid-April for a group working session. I commend all of you involved for establishing direction and goals to strategically guide the Phoenix Chapter in the future.

Our recently appointed Phoenix Chapter Ad Hoc Elections & Nominations Task Team comprised of George Wadding (President-Elect), Eric Camin (Past-President), Teri Hand (Treasurer/Region Director) and yours truly have established the candidates for our Chapter elections this March/April 2006. Please take the time and vote for the candidates of your choice. Vote via e-mail, fax or in person at the April 12, 2006 Chapter meeting. Voting ends April 12, 2006.

Next month we will have an update from attendees on The 50th Annual CSI Show and Convention in Las Vegas, March 28 – April 1, 2006. Please reserve now the dates of July 27 – 29, 2006 to attend the SW Region Conference in Salt Lake City, Utah. Move forward with continuing education, professional development, relationship building and fun! We all need to attend, represent our Chapter and support our Southwest Region.

From the Editor

Update Your Member Roster Profile

Each member can update their profile in the Phoenix Chapter Member roster. Of particular importance for the Industry members is the ability to make note of which Divisions you represent. Visitors to the site can do a search by Division number now.

1. Go to www.csiphoenix.org
2. At the bottom of the Home Page, enter:
 - a. Username: First name initial then Last name
EX: PBir, RHand, AGrum
 - b. Password: CSI Member ID
This number is on your membership card
 - c. The Member Roster will open on your screen.
3. In the top right corner in the **Name Quick Search** field, enter your last name.
4. Click the **Go** button.
5. Your Profile will come on the screen.
6. Click the [View Profile](#) link at the top of the profile box.
7. The profile window opens, click the **Edit** button to the right of your name.
8. DO NOT edit Username, Password or Contact Name fields.
9. Edit any of the other fields that need to be updated.
10. In a field that has a list of possible answers (like the CSI Division field), click on your first choice, hold down the **Ctrl** key on your keyboard and then click on all other selections you need.
11. When you are finished updating all the fields, click the **Save** button at the top or the bottom of the window.

Updating your member information for CSI national is completely separate from updating your info for the Phoenix Chapter. Go to www.csinet.org. Your Username is firstname@lastname. Your password is your member number.

Computer Tips

Pamela Bir, CSI, CDT
Your Computer Lady

“Like an ant on a stick both ends of which are burning, I go to and fro without knowing what to do,...”

If I had a dollar for each time I have mumbled this beginning to a traditional prayer from India, you and I both would be in Tahiti on the beach. All of us have days that just seem to get away from us. You’re making your To Do List for the day and there are 19 “A1” items. After battling through 12 long hours, you see that the first item on that nasty To Do List still isn’t checked off. You open Outlook and see 492 emails in your Inbox. You get a call telling you that you are the only person who could get the flyer right for the annual fundraiser. Yeah, been there. Done that. Will be there again.

But there is hope! I’m going to do a short series on tools that you can use to work smarter so you don’t have to work harder. There are features or tools in most of our software programs that will help us be more productive.

Microsoft Word 2003

These tools are in older versions of Word also but the steps for them may be a little different.

AutoText – If you have a group of text that you type regularly – the signature block on your letters, a table you use for quoting new projects, the page you use for listing steps in a job – you can use AutoText to save the text and formatting then insert it whenever you need it.

1. Type your text.
2. Format your text.
3. Select all of the text and formatting.
4. Go to Insert on the menubar > AutoText > New
5. In the window that opens, name your group. EX: my signature block.
6. Click OK.

When you're ready to insert the text in a new document:

1. Place your cursor where you want the text to go.
2. Start typing the NAME of the text. EX: my signatu
3. A small box will pop up over your cursor with a sample of the AutoText.
4. Hit the Enter key on your keyboard.
5. The entire AutoText that you created and named "my signature block" will type into the document with the same formatting you gave it.

AutoCorrect – If there is a long word or phrase you frequently type, you can list it in AutoCorrect so Word will type it for you! To create the AutoCorrect:

1. Type the text you want to insert and format it. EX: **Your Computer Lady**.
2. Select the text.
3. Go to Tools on the meubar > AutoCorrect Options
4. Click on the AutoCorrect tab
5. In the "Replace" field, type your abbreviation or short version. EX: "ycl".
6. In the "With" field, you will see your selected text.
7. Click the Add button.
8. Click OK.
- 9.

When you're ready to insert the text in a new document:

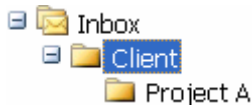
1. Place your cursor where you want to insert the text.
2. Start typing your abbreviation. EX: ycl.
3. A small box will pop up over your cursor with a sample of the AutoCorrect.
4. Hit the space bar on your keyboard.
5. Word will type the whole text for you. EX: **Your Computer Lady**

AutoCorrect can also be used to automatically correct words that you spell wrong! EX: **Replace** "Pheonix" **With** "Phoenix" Every time I mis-spell the city, Word fixes it for me!

Microsoft Outlook 2003

These tools are in older versions of Outlook also but the steps for them may be a little different.

Set up your own folders under the Inbox so you can store emails TO and FROM correspondents in a logical manner. EX: Set up a folder for each client. Set up a sub-folder under each client for each project you do for them.



To create a new folder or sub-folder:


1. Select the folder you want the new folder to be under.
2. Go to File on the menubar > New > Folder
3. A "New Folder" will be created. Type in your name for the folder.

You can drag-and-drop incoming emails AND outgoing emails to your folders. So everything you receive from the client and everything you send to the client is in one place.

You want more?!?

Use Rules to put messages in the appropriate folder automatically.

1. Go to Tools on the menubar > Rules and Alerts
2. Click on the E-mail Rules tab.
3. Click on "New Rule"
4. Select "Start from a blank rule"
5. The Rules Wizard will walk you through setting up the rule. Just read the instructions on each window that pops up and choose your options.

Now when a message is received from the person, it will automatically go into their folder instead of the Inbox. You will know there is a new message since unread messages show as a number beside each folder. 

You can set a rule for messages you send to that same person also so emails are saved in the proper folder, not Sent Items.

Now your mail is sorted for you and saved in the proper folder so you can find it when someone asks you a question. You save time handling your emails and in finding old emails! And those bad jokes from Aunt Marge?? They can be put directly into Deleted Items so you don't even have to grumble about them!

Microsoft Excel 2003

This tool is in older versions of Excel also but the steps may be a little different.

When you have a list of items that you use frequently in Excel (EX: your five branch offices), you can create a list so Excel will type them for you.

To create your list:

1. Go to Tools on the menubar > Options > Custom Lists tab.
2. Type your list in the "List entries" box. EX: Dallas, Denver, Kalamazoo, Phoenix, Tucson. (A list could be numbers: 10, 20, 30, 40.)
3. Click the Add button.
4. Your list will now show on the left of the window under "Custom lists:"

To use a list:

1. Type the first item in your Excel worksheet. EX: "Dallas"
2. A small black box will appear on the bottom right corner of the cell.
3. Put your cursor on the black box. It will change into a cross-hair.
4. Left-click and drag any direction and Excel will create your list. Keep dragging and Excel will repeat the list over and over.

There are already some lists created for you: Days of the week, Months of the Year, etc.

Now what are you going to do with all of this spare time? These tricks aren't going to gain you huge amounts of time in a single bound. But they will clean up a little bit of the clutter in your life and make things simpler for you. Let me get on my favorite soap box, please. Life is very short. We don't even have a guarantee on how long it will be. We can only control our response to it. So use these recovered minutes to take a little 10 minute vacation once or twice a day.

- Call a friend to say hi.
- Read something that will improve your mind.
- Close your eyes and imagine that beach in Tahiti. Feel the sun? Feel that sand on your toes? Ahhhh.
- Count your blessings.

Now we can get back to that To Do List with a smile.

Pamela Bir is the principal of Your Computer Lady, an administrative and computer support firm. [Click here to see a list of upcoming training sessions on CSI Phoenix Classified Ads.](#)

PRESS RELEASE

The Orcutt/Winslow Partnership

Cary Stoneman has recently joined the Orcutt/Winslow Partnership and will be working primarily in the area of Construction Administration for the firm. His first project for the firm is the \$40 million multi-phased reconstruction of the Arcadia High School campus for the Scottsdale Unified School District. He also brings added expertise in the area of materials specifications to the firm and will be assisting in the conversion of the firm's in-house master specifications. Orcutt/Winslow was recently named the AIA's Firm of the Year for the Western Mountain Region.

Mr. Wolfe Goes to Washington

8 February 2006

I am often amazed at how different our members' opinions are, and how passionate some are about their opinions. It is no surprise that there are differences of opinion about virtually everything that CSI, its members, and its leaders do, and it is no surprise that some of those differences cannot be reconciled. Fortunately, most members, in most cases, are willing to discuss their differences, make decisions, and move on.

I understand the passion, and I want to make it clear that until proven otherwise, I believe that all members truly feel they are acting in the best interest of CSI, even when they don't agree. But because of these divergent and often contradictory opinions, our leaders will never make everyone happy all the time.

A thread common to many of the debates is communication. For every contentious issue there is almost always a claim that our leaders don't listen to the members. Leaders at all levels are accused of ignoring the members, doing what they want regardless of what the members say, having "hidden agendas", and engaging in various other nefarious activities. When those accusations are made, my first question is, "To what end?"

In the big picture, serving as an Institute officer isn't a big deal. I doubt that any CSI president ever went to a fancy restaurant and was immediately greeted with, "How are you, Mr. President? We weren't expecting you this evening, so please forgive us for seating someone less important at your usual table. If you give us just a moment we'll move them to the table by the kitchen."

Our presidency is a one-year job, hardly long enough to get *anything* done, let alone a major restructuring for personal gain. Outside of CSI, it means little. Within CSI, it means years of long hours and time away from home for no pay, being responsible for everything that doesn't go the way every member wants, getting little credit for what does work, and a nice medal. It is generally not all that beneficial for one's career; few have been promoted because of service to CSI. To the contrary, more than one president has lost a job due at least in part to the time spent on CSI activities.

In any large group there is a tendency toward an "us and them" feeling. Those who make decisions are seen as self-serving, elitist snobs who don't care about the people at the bottom, interested only in becoming rich or famous. When decision makers are paid, that can happen. However, when the leaders are unpaid volunteers, a claim that they are up to no good needs substantiation and an explanation of how they will benefit.

Our leaders are elected in the belief that they will act on behalf of the members in the best interest of the organization. Everything I have seen tells me that is exactly what happens. The fact that officers or boards of directors do not follow members' suggestions does not mean they aren't listening; it means they considered other information when making their decision. When they do not respond to every call and e-mail, it doesn't mean they are ignoring members; it means they do not have the staff our public officials have or the time to respond individually to every request. And when they do refuse to comment, remember that some things, especially those related to personnel issues, are and must be confidential.

We do have a communication problem. Despite the countless articles written for the Construction Specifier, the CSI Leader, NewsDigest, region and chapter newsletters, websites, and direct e-mails, we still don't explain as well as we could what is happening and why. We must try to do better.

I trust that any officer will listen to members and consider their opinions, especially if they are well-defined and supported, so if you have a question or a suggestion, don't keep it secret - contact the appropriate officer or committee chair. Our officers *do* want to know what the members have to say.

Sheldon Wolfe, RA, FCSI, CCS, CCCA

Institute Director, North Central Region, CSI

Member Bios

Jill Rehse, CSI
The Reference Library

Clarice Nielsen, CSI
Eagle Roofing Products
602-757-5349
claricen@burlingameindustries.com

Eagle Roofing Products is a large manufacturer of concrete roof tile. They have three plants: Rialto, CA; Stockton, CA; and Phoenix off of 43rd Avenue and Lower Buckeye. They have recently doubled their production capacity here in Phoenix, and have lots of inventory readily available.

Clarice's primary responsibility at Eagle is to call on architects, designers, and colorists. She has recently been given a few tract builders and custom home builders to call on as well. She covers all of the cities around Phoenix, as well as helping in Prescott, Flagstaff, and Tucson. Clarice is also helping with leads for Vegas, Albuquerque, and El Paso.

Clarice recently moved here from San Diego where she had lived her whole life and even attended San Diego State University. She came to Phoenix only 8 months ago! Clarice has worked on many projects before she moved to Phoenix. She had the opportunity to help in specifying projects such as MGM Grand Theme Park in Vegas, New York New York in Vegas, The Bridges in Rancho Santa Fe, and Turtle Ridge in Newport Beach.

When living in Southern California, Clarice was a member of the San Diego CSI chapter for 5 years—and she is a new member here in the Phoenix Chapter. As a new member, she has already volunteered to participate in the calling committee! She hopes to build strong relationships with other people and their companies in order to help the industry in any way possible.

Growing up in San Diego, Clarice has enjoyed many outdoor activities—gardening, jet skiing. She also enjoys cooking and watching NASCAR. Did you know that Clarice is the aunt of a famous NASCAR driver, Jimmie Johnson? He is the #48 Lowes driver.

The Phoenix Chapter of CSI is happy to welcome Clarice Nielsen as a new member of our Chapter. Clarice would like to thank the chapter for welcoming her with friendly faces!

Jay Norton
Architectural Resource Team (ART)
602-307-5399
jnorton@art-team.com

Architectural Resource Team is a full service architectural firm that tries to fulfill visions by balancing the Art of Architecture with the reality of business through the conscious use of skill and creative imagination. Jay came to ART to help train a new spec writer. He is also working on different projects: renovation and additions to Camelback High School and the Glendale Community College Student Union Remodel.

Jay has been a member of the Phoenix Chapter of CSI since February 1989—17 years. During his membership, Jay has been very active. He has served on the Technical Committee; he has been responsible for the judging of our CSI Future City award winners for the last 10 years. Jay is also the proud recipient of the CSI National Student Liaison Award in 2004 for his work on Future Cities, as well as other educational endeavors such as career days.

After 17 years of CSI knowledge, what Jay has gained from CSI is a better understanding of how to write specifications. He has also gained a greater knowledge of many different building materials and products.

Jay was born in Los Angeles, CA and moved to Phoenix when he was 11. Jay is very involved at the Desert Botanical Gardens as a volunteer. He also enjoys restoring old Volkswagens, camping/backpacking and reading non-Fiction novels. Jay has a very memorable vacation when he was touring Europe with his family in their own car. They followed the "Fairy Tale" road visiting sites and towns where the Grimm's Fairy Tales took place. The family also spent time in Copenhagen, Munich, and Paris. They were over in Europe for a total of three weeks.

The CSI Phoenix is proud to have Jay Norton an active member of our chapter.

NEW MEMBERS

Dave Demchik
Assa Abloy-Door Security Solutions
602/269-8566
Architectural Specification Consultant
ddemchik@assaabloydss.com

Mr. Demchik's Hometown is St. Clair Shores, Michigan. He is a Certified Hardware Consultant. Dave is involved in youth ice hockey.

R. Lance Neff
Ardex Engineered Cement & W.W. Henry Co.
602/315-7875
Manufacturer's Representative/Technical Support, working with Contractors, Architects and Installers on concrete and flooring issues
lneff@ardex.com

Mr. Neff's hometowns are Bisbee, Sierra Vista, Prescott and Tempe (A native Arizonan!!).
Lance has 14 years experience in construction and building products.

Andrea Stephan
A. R. Mays Construction
480/850-6900
Project Engineer
astephan@armays.com

Ms. Stephan's Hometown is Neosho, Wisconsin. She has a degree in Architectural Drafting and Estimate from the Dunwoody College of Technology. Andrea was also a CSI Student Member at Dunwoody College and has experience in assisting an Independent Specification Consultant.

Jeff Wolfson
Chicago Metallic
602/390-7034
District Manager
wolfsonj@chicagometallic.com

Mr. Wolfson's hometown is Youngtown, Ohio. He has a BA in Communications.

Membership Report

Larry Gill, CSI
Gill Consulting

And the winner is.....

Larry Gill, CSI
Gill Consulting Services

Superlite Block and Jennifer Rehse agreed to sponsor a simple contest to recruit General Contractors into our organization. The prize \$300 cash. The rules seemed simple but the goal of two general contractors ended up as challenging.

So who won the contest? Was it a vendor or architect that has daily contact with architects? No, it was a member that is employed by a General Contractor. Why, it is Clark Benson! Congratulations Clark.

Clark believes in CSI and the benefits it brings both to him and his company.

Join us next month when Clark will receive his prize.

Our membership is now at 205 with a 91.9% retention. The retention rate is going to be difficult to hold. We have some members that have not renewed as of this date. Check with me for names. I need your help encouraging them to stay with the chapter.

Tips for Painting Stucco

Tim Garver, CSI, CDT
Dunn-Edwards

New or insufficiently aged stucco often presents special challenges. During the curing process, new stucco has a high surface alkalinity and a tendency to produce efflorescence (white salt deposits). Stucco is extremely porous and is prone to cracking.

Problems to look for:

- The high alkaline content of stucco can attack the paint, causing the color to fade.
- Efflorescence (crusty white substance) can migrate to the surface over time. These stubborn salts can make the paint look blotchy or spotted, and in worst case cases cause the paint to peel. Efflorescence often times appears after heavy rains. The moisture contributes to the migration of the water-soluble salts to the surface.
- Extremely porous stucco can keep the paint from being applied smoothly and evenly such as on dash textured stucco.

Helpful tips for a quality job:

- Allow fresh stucco to cure for at least 30 days (can be longer depending on weather conditions) before painting. If this is not possible, make sure to use a high quality alkali-resistant masonry primer.
- Test the surface for alkalinity using a pH pencil (pH should be 10 or less) before applying any coating system.
- Use flexible patching and caulking compounds to fill small cracks and holes.
- If efflorescence is present, contact your local paint representative for a remedy.

These painting tips are in a series provided by Tim Garver, CSI, CDT with Dunn Edwards.

Green Stuff

“It’s not easy being green... still”

Stephen J. Andros, AIA/FCSI/CCS/LEED-AP

Green building got its kick start a half decade ago with the introduction of LEED by the USGBC. Of course, there were many individuals and companies that professed the sustainable building mantra before that time and these individuals continue to push the envelope. But what about the rest of the architects, engineers, contractors, suppliers and owners that still haven’t jumped on the bandwagon? Unfortunately, those individuals that haven’t accepted that sustainability is just as important as the cost estimate or the final bid act like an anchor that slows the growth to “doing the right thing.”

The March joint meeting of the AIA and USGBC in Las Vegas featured Greg Franta of RMI/Ensar as their speaker. Greg is one of the front runners in the green building movement. He proposes that green buildings are “wise investments” and “elegant design.” Unfortunately these types of descriptions often fall upon deaf ears.

We were reminded in this presentation that we are continuing to use up that last bit of the oil available to us on this planet. Rocky Mountain Institute has published a book about this topic entitled “Winning the Oil Endgame” and this book is available for download at www.rmi.org. I haven’t yet read the book, but Greg stated that one of the items identified in that book is that half of the energy used today is directly related to buildings, NOT transportation. If we make cars and SUV’s TWICE as efficient, we can save an additional 3.5%... but if we made our buildings twice as energy efficient, we could save 25% of the oil being used. Stop a second and let that soak in.

Another point made by Greg is that we continue to create urban heat islands with our current building. He stated that Phoenix is now 12 degrees warmer than its surroundings. Perhaps that’s one reason that people are flocking to the suburbs... to get cooler! Of course, they take the heat island effect with them by building new roads and roofs with low emissivity.

Another book that Greg suggested is titled “Collapse.” In this book, which describes the rise and fall of ancient civilizations such as the Hohokam, deforestation is identified as one of the causes of the death of a civilization. Again, pause and think about how we are using our tree resources. Perhaps a paperless office is a way to maintain our civilization!

It was stated that currently 2.5 pounds of construction waste are created per square foot of new construction. Doesn’t sound like much. But, that’s a TON per 800 square feet or TWO TONS for a traditional tract home. That’s TOO MUCH. We need to use our resources more wisely instead of putting 4,000 lbs. or more of precious, non-replaceable materials into the landfill every time we build a home.

The final thought presented was that “Nature doesn’t compromise... Nature optimizes.” The idea of “green building” is to make our construction more in tune with nature. We all LIKE nature, don’t we? Perhaps that is the starting point to begin raising the anchor to the green building that we so desperately need.

Steve Andros is the principal of GrEn A/E Consultants, a green architectural specification and LEED consulting practice with projects in Arizona, Nevada and throughout the US. Steve’s primary service to the design and construct team is advocacy and education about green building issues and methods through the use of “green specifications.” Information about “GrEn-Spec” and other services available can be found at www.grenspect.com

TIME VERSUS TIME

George R. Wadding, CSI

An increasing problem throughout all disciplines in the construction industry is unrealistic scheduling. Although we often hear that the owner's financing\leasing commitments are the principal driver, it is my opinion that the actual reasons revolve more about poor thought processes and failure to plan ahead. Those who know best just how much time will be required to do a certain task simply need to refuse to promise what they know cannot be delivered.

I encourage everyone to adopt a new posture that delivery of good service is more important than caving in to what many times is an attempt to get what the person asking knows is not possible but is hoping for some concession just to look good to the next person up the chain of command.

Two personal examples just today. Because of multiple breakdowns on a complicated project which required over two full days, I was unable to even look at a modest-sized prestige project. When the GC called to confirm that I would be turning in the bid today, I told him no. When he asked about tomorrow I said no. I told him the best I could promise would be Friday. The response: "That will be fine."

Example 2 Even though I had noted on the proposal furnished three weeks ago that the total time for the project would be 40 WORKING days, the scope included in an offered subcontract listed 14 CALENDAR days. When we refused to commit to that, the response requested a time and price for a shorter schedule, working weekends and overtime.

Our response was a commitment to get the main retail portion (about 50% of the labor required for the total job) watertight in 18 WORKING days. We offered a price to work Saturdays, but refused to work Sundays. Expecting craftsmen who work with their bodies seven days a week and more than 9 hours a day is setting the stage for injuries and a significant loss in production. Empirical data proved to us a long time ago that 9 hours gains progress but that 10 hours on an ongoing basis will usually yield little more work than 9 hour shifts.

Late in the day, the GC responded that he would rework the schedule and inform the owner.

If the task requires a week, we need to ask for a week. As busy as everyone is today, no one is going to want to dump the effort (and expense) and spend the time to start again with another provider. Be realistic, be firm, make a commitment, then deliver. The client will remember that you did what you said you would and overlook the negotiations.