



# Cactus Comments

July, 2006

## HERE WE GO

George Wadding, CSI

Paraphrasing slightly, in Corinthians Chapter 3 Verse 10 it says, "Wise master builders laid a foundation and we propose to build on it." So it will be with the Phoenix Chapter in 2006-2007. Over the years many members have worked hard in both Phoenix and the Institute to accomplish much for the construction industry.

As someone who remembers when the specifications were just tossed together and the user just had to search for what was wanted, the sixteen division CSI Format was wonderful. The specs were now logically organized and the text filled in a standard methodology. Some of us will turn loose of that format with some nostalgia, but Masterformat 2004 is here. And with the proliferation of new building subsystems and accoutrements, it is none too soon.

That illustrates the fact that CHANGE is the only unyielding constant. In materials, now we use plastic or rubber sheeting rather than coal tar pitch, plastics in place of many things formerly made of metal, systems that monitor themselves, and the list goes on.

Even the methods of constructing are changing. Just a few years ago, the architect visualized and described what the structure would look like, the owner would accept the design, contractors would bid on those completed plans and then bid to build it for a fixed price - now commonly referred to as Design\Bid\Build. Today a fairly significant percentage of buildings are built using two alternate project delivery methods: Design\Build (the owner and the contractor agree on a price or compensation and the contractor arranges the design either using an independent architect or in-house staff) or Construction Manager at Risk (where the owner contracts independently for design and for construction using qualifications-based selection processes).

I have pushed for a change in our meeting program presentations. I strongly believe that topics of broader general interest presented by several panelists with practical experience on the issue being discussed will increase both the attendance at our meetings and result in a greater percentage of us leaving the meeting saying: "I learned something I didn't know before. I'm glad I came."

By the time you read this, the Program committee will have set the programs for the year now beginning. Many of the topics were suggested by members not on the committee. We think you will find them both interesting and informative.

### Challenges:

Increasing efficiency: a recent FMICMAA survey revealed this to be a major concern of owners.

Education: new methods and materials, requirements, new ways of designing will all require new skills and knowledge.

Workforce development: the substantial reduction in unions and registered apprenticeship programs and the failure of the construction industry to present itself as both a significant economic engine and as a good way to provide persons starting their working life without having to spend outrageous amounts of time and money to prepare.

### Goals for the Chapter

I challenge each of you to think about what you can do to advance the following goals in 2006-2007.

1. Develop sufficient funding for the Lockhart fund.
2. Provide for recruiting a workforce that is not as dependent on immigrant labor as currently. Where would the construction industry be if Congress, in its infinite wisdom, suddenly legislated an end to Hispanic immigration, legal or not?
3. Broaden our membership. There are currently many un-represented or under-represented elements of the construction industry.

Step up and jump in. As the old proverb says, “many hands make light work.” Be a part of something that you can look back on with pride and say “I helped build Phoenix to be a premier chapter in the Institute.”

## CSI JULY FAMILY OUTING

Saturday July 15<sup>th</sup> will be fun for the whole family and an opportunity to really get to know the Phoenix Chapter community. Waterworld has multiple water-slides for young children to adults, the Zambezi River ride and a Wave pool. There are multiple food stands (including a Subway) and Tiki’s Ice House which is an air-conditioned area for other snacks and to get inside for a while. The park opens at 10 AM. It is located just 2.5 miles west of the I-17 on Pinnacle Peak Road (a new wide street).

The proof of admission is a wristband which will allow for passage into and out of the park during the day. There is a Pizza shop and a KFC about ¼ mile from the park entrance for those who want something other than the variety available in the park.

Cost for Waterpark \$17 per person; \$2 for children under 2 years.

**Because of the group rate we must have your (non-cancelable) reservation by 5:00 Monday July 10. RSVP to 602-258-7499 or email**

[Louise@TheReferenceLibrary.com](mailto:Louise@TheReferenceLibrary.com)

At 8:00 the Adobe Dam FAMILY Golf Center will be the site for a Father\Son – Mother\Daughter or family twosome\foursome golf outing. The only object would be fun; no prizes, no raffle, no scorecard recording (so no sand-bagging). The course is located just east of WaterWorld. Considering the cost, this is a great opportunity for you to make up for not taking them to our fund-raising Golf Tournament.

Course layout and some color photos at [www.adobedamfamilygolfcenter.com](http://www.adobedamfamilygolfcenter.com) .

Cost for Golf \$10.50 per person; under 17 \$7.50 each. Both are plus tax and you will pay at the course. In order to reserve continuous tee times for our group, call Mike Wadding (602) 524-5958 or email him at [MRwadding@aol.com](mailto:MRwadding@aol.com).

### Member Bios

Jill Rehse, CSI

Carlos Murrieta  
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Carlos came to Arizona in January, 2002 as a Mexico registered architect to work for SSPW. He has been here ever since. Carlos joined CSI three years ago and has been an active member, attending monthly meetings and serving on the 2003 educational committee. He views CSI as being beneficial to network with product representatives and contractors.

SSPW Architects specializes in educational, ecclesiastical, and performing arts projects. Carlos is currently working on the Holbrook Auditorium.

Carlos grew up in Hermosillo, Sonora, Mexico and attended school at Instituto Tecnológico y de Estudios Superiores de Monterrey. He still enjoys traveling back to Mexico—his favorite trip was to central Mexico including visiting: Oaxaca, Queretaro, Puebla and the pre-Hispanic ruins of Tenochtitlan.

One hobby that Carlos enjoys outside of work is photography. We are proud to have Carlos Murrieta as a member of the Phoenix CSI Chapter.

Ron Lonie  
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Johns Manville Corporation is a Berkshire Hathaway company and is a manufacturer of formaldehyde-free fiberglass insulation. Ron has been with Johns Manville for 33 years!!! His responsibility for JM is territory sales manager, with a territory of Arizona and Nevada, and is a certified trainer for specialized wall spray insulation application. Ron focuses on the market segments that include: commercial and residential sub-contractors, manufactured housing, distribution to commercial and retail markets and architectural specifications.

A few projects that Ron is most proud of working on are: Desert Marriot, Maryvale Library, Phoenix Firehouse 50 and the Scottsdale Green Program. Johns Manville is the only manufacturer of "formaldehyde-free" fiberglass insulation.

Ron has been involved in CSI for four years. He enjoys networking with the architectural community and promoting JM's leadership in green building material.

This Canadian was born in Montreal, Canada; grew up in Southern California, and now has been in Arizona for 17 years. Ron enjoys photography, skiing (water and snow) and traveling the world!

The Phoenix Chapter of CSI is happy to have Ron Lonie as a member of our chapter!

## **MEMBERSHIP REPORT**

Larry Gill, CSI  
Membership Committee Chair 2205-06

Simply Thank You

Last night at the CSI Awards Banquet, I was received the Committee Chair of the Year award. This is an award that I received last year as well. I have been so fortunate to have a great committee that has helped make this wonderful award possible.

I have been membership chair for three years now and it is time for some fresh blood. Denise Bowser, who has so ably assisted me will be taking over the helm. I am sure with her energy she will make the membership committee stronger than ever.

I would be remiss in not thanking so many that have helped with our committee.

Once a month many of us trek to The Reference Library to hold our meetings. Louise Rehse who handles our Calling Committee and Reservations is just one of the stars of the group. She also keeps the AIA credits in line and is a friendly face greeting members and guests.

When we talked about a reporter Jill Rehse stepped up to the plate and has been doing biographies on our members for the last couple of years. She also is a greeter and pinch hits at check in when we are short.

Tammy Stevens is like a rock. She has helped us get our check-in organized and handles the duty of keeping everyone's name tag up-to-date.

Ron Geren has been there even when he was gone. He barely gets his feet planted on back on US soil and he is doing a survey and helping with the new brochure. His excellent programs both furnished and provided have been stellar. Ron, thank you for your service to our country and our club.

Thank you, Clark Benson, for your guidance in addressing new industries. Job well done!

Thanks to Rick Clark for tackling the milestone awards and putting a new face on them. Very much appreciated.

To Ron Hand, thank you for your guidance and leadership.

Teri Hand is always there helping get our new members involved and committed. She shows through example by stepping up to the plate.

Pamela Bir - always helpful keeping us all on track.

George Wadding, thanks for your input and concern about continuing the momentum.

Thanks to Eric Camin for helping prod us along while challenging us with where we are and how we are doing.

It appears I will not be as active in CSI in the future. I have commitments and the desire to make a living that is pulling me in a different direction. So, to the members, I wish you well and Simply Thank You.

### **New Members**

Peter Ramey, CSI  
Great Western Building Materials

## **EMPOWERED WITH “TARGET FINDER” AS AN ENERGY TOOL**

Jesse Henson, CSI

The American Institute of Architects (AIA) has issued the following challenge to building design and construction teams: “Promote integrated/high performance design including resource conservation resulting in a minimum 50% or greater reduction in the consumption of fossil fuels used to construct and operate new and renovated buildings by the year 2010 and promote further reductions of 10% or more in each of the following 5 years.” Coincidentally the Environmental Protection Agency (EPA) is providing online tools to assist in establishing energy performance benchmarks for new and existing buildings.

The EPA online tool “Target Finder” allows building design teams to set an energy target in the early stages of the design process during the programming phase. A user inputs building location, occupancy types with corresponding square footage and operating hours. Next the user sets an energy target between 50 to 100, with a 75 or higher earning ENERGY STAR. The result is estimated annual energy consumption and cost based upon actual energy consumption and expenditures for similar buildings in the same location. What gives EPA “Target Finder” credibility and utility is a heart of real energy consumption and expenditure data from the national Commercial Buildings Energy Consumption Survey (CBECS) conducted by the Energy Information Agency (EIA). With the energy consumption and cost information, building teams can help owners see a relationship between good energy efficient design and operation budgets. The key is establishing expectations early, so that construction budgets and energy budgets define opportunities for design. If architects, consulting engineers, and builders do not act until late in the design process options become limited and can add to expense.

Teams seeking to achieve a target of 75 or higher are eligible to display an EPA ENERGY STAR graphic on their drawings and be listed on the EPA website. As of this writing only 14 building design teams are listed on the website. I remind readers of our duty as building design professionals to protect the health, safety, and welfare of the public. So let us flood the EPA with submissions and proudly reclaim our relevance as environmental stewards.

Web references:

[www.aia.org/sustainability](http://www.aia.org/sustainability)

[www.energystar.gov/newbuildingdesign](http://www.energystar.gov/newbuildingdesign)

[www.eia.doe.gov/emeu/cbecs/contents.html](http://www.eia.doe.gov/emeu/cbecs/contents.html)

Jesse Henson, AIA, LEED AP combines his fourteen years of professional experience as an architect with his expertise in sustainable design to develop Kyocera solar electric products and services. Jesse has spoken at GreenBuild 2005 and American Solar Energy Society Conference 2003, 2004, and 2005.

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# WHO'S MINDING THE STORE?

George R. Wadding, CSI

Twenty years ago, when the contractor as broker was becoming a reality, the seeds for the now common disconnect in on-site project supervision were sown.

The problem as then defined by Maynard Blumer was that the site superintendent “needs to get his boots dirty.” His expressed view then was that the superintendent needed to be an active participant in the work by getting off the phone and out of the air-conditioned office trailer to observe what was really being done. Previously, when the super was responsible for executing work elements, i.e. layout, forms, concrete, rough carpentry, general clean up, he had to know what was going on to pay those company employees for whom he was responsible.

Many superintendents today think they effectively manage a project by spending most of the time calling subcontractors' superintendents to start/finish their portion of the work. The major problem with that approach is that the reality and what he has been told on the phone are often at considerable odds. There is no way for the superintendent to know preceding work is done except to look at it.

Even if we accept that the subcontractor made a good faith statement that his men would be done, there are myriad reasons why it didn't get finished:

1. The sub's workers didn't show up for work.
2. The wrong material (fittings, fasteners) weren't sent out or didn't arrive.
3. The sub ahead didn't finish his work.
4. The weather changed and forced a stop.
5. The Inspector didn't arrive as scheduled.

But, all too often, superintendents take the phone conversation as gospel and don't bother to personally check the situation out. Two recent cases in point:

The project superintendent called our single ply superintendent. He was insistent that we needed to start installing the roof the next day since the job was “behind schedule and we've got to make up the lost time.” As is our practice, Tomas went out later in the day making his rounds and stopped by that project. The steel deck had **not even been installed**.

Another super called and needed us to start Building 3. This was a steel deck structure with perimeter steel studs covered with a proprietary exterior gypsum board with EIFS on the exterior and with our single ply to wrap the inside of the 6' high parapet and over the top of the wall. Since the gypsum had not yet been installed on the studs we couldn't very well install the parapet covering. I'd like to tell you these were aberrations, but they really are not. It is becoming very common for us to be called to start and find on our routine pre-start inspection that the roof drains are not in or the walls are not up or the deck is not nailed/welded or the inspections have not been completed.

It's pretty clear where the problem is. Too many supers are not getting their boots DIRTY. To combat this, we have started handing the GC project superintendent our checklist form with the comment that they must fax it in with the blanks checked before our super will come out to do our pre-start inspection.

I'm not sure when we subcontractors became the GC's Quality Controller or Scheduler, but it seems this has become just one more way to shift responsibility for the work onto the subcontractors. The claims of proper project management and competent scheduling certainly are ringing pretty hollow on many projects today. If you are getting reports or see that the project is not proceeding the way you think it should, perhaps it's because NO ONE IS MINDING THE STORE.

About the Author: George R. Wadding CSI, President-elect is an estimator/project manager with Star Roofing, Arizona's only Sarnafil Elite Contractor (note the project in the Construction Specifier May 2006 page 34). A long-time member of Phoenix Chapter of CSI, he has been involved in the construction industry in Phoenix since January 1960 and served two terms as President of the Arizona Roofing Contractors Association and served as Chairman of the ASU\ACE Subcontractors Forum.