



Trends in California Construction Costs

Material Spikes, Labor Shortages.
Poor Trade Coverage, Record Volume.
Material Shortages, Global Demand.
Housing Starts, Sinking Dollar.
Rising Interest Rates, Budget Busts.

What does it all mean? Where is it likely to go? As design and construction professionals, how do we cope with these volatile conditions? This is a presentation on the current local and national construction market.

Bill Rodgers is a Managing Principal with Cumming, LLC and holds a Bachelor of Science degree in Construction Management from California Polytechnic State University, San Luis Obispo. He is a member of

the American Society of Professional Estimators, the Society of American Value Engineers, an Associate Member of the American Institute of Architects, and is a Certified Cost Consultant by the Association for the Advancement of Cost Engineering.

With twenty-one years experience as a Cost Estimator, Bill has a broad knowledge of construction costs, not only in California but nationwide. He monitors national and international conditions and prepares the in-house Cumming, LLC Economic Report, and price book update, which is distributed to the companies' eight offices.

AIA/CES Learning Units: This program meets AIA/CES criteria. Participants will receive 1 hour of LUS (learning units) per each program which also applies to 1 HSW (Health, Safety Welfare) Hour.

When: THURSDAY, August 3, 2006
Location: Ramada Inn Silicon Valley, 1217 Wildwood Ave., Sunnyvale (Lawrence Expressway & 101)
Times: Social time: 6:00 PM
Dinner: 7:00 PM
Program: 8:00 PM
Menu: Garlic bread and tossed green salad; marinated tri-tip, coleslaw, corn-on-the-cob; apple pie and coffee or tea.

The price for dinner is \$28.00, which includes gratuity and tax.

Please make your reservations by noon on Tuesday, August 1st. No shows will be billed.

Email Gus Sharvey, CSI at GusSharvey@sbcGlobal.net or phone (408) 629-4088. Guests are welcome.

President's Message *by Marvin Bamburg*

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In preparation for an outstanding year, the new Board of Directors met at OTIS ELEVATOR to review this year's goals and events – we called it Strategic Planning. We have been doing this now for about 3 or 4 years. The 2 hour session was lead by Dave Ingram who guided us through all the committees, reviewing accomplishments and setting goals for the coming year.

Two ambitious goals emerged that I wish to emphasize this year – increased membership and increased attendance at our monthly meetings. In a highly developed part of the Bay Area containing the 10th largest city in the US, it seems to me that we should have more than 95 chapter members! Our goal this year is to grow by 30%; that means 30 new members (net). This is a responsibility of all of us, not just the Membership Committee. We have budgeted to pay for dinners for 2 potential members at each monthly meeting, so please talk to your associates, officemates and industry contacts who are potential members about being your guest at an upcoming meeting.

Speaking of meetings, our Program Committee, chaired by Hannah Moyer, is doing such an outstanding job of presenting quality programs, that it is almost criminal not to share

them with more people. We average about 25 members at a meeting. Our goal for this year is to increase that to 30. This goes hand-in-hand with our membership goal, so please invite a friend to the next meeting and help us grow.

Each member must realize that one gets out of an organization as much as one puts in. In other words, member participation is requisite to having a strong Chapter that presents quality programs and events. Please offer your services to the Chapter by joining a committee or by chairing the committees that are currently leaderless – Newsletter, Certification and Greeter/raffle. Since our Chapter will be 50 years old in 2010, an Anniversary Committee will be formed this year to begin the planning – another opportunity for service!

An annual calendar was published in last month's newsletter. It will be updated and included in every newsletter. Our webmaster reports that many emailed newsletters bounce back each month due to inaccurate addresses. Please take the time to update your CSI data (including email addresses), so that we will be able to get our Chapter communications to you.

Bamburg *cont'd on Page 3*

Bamburg *cont'd from Page 2*

At the July meeting, "Everything Elevators," 25 members heard what new MRL (machine room less) elevators are available and for what uses. Codes were discussed and debated with many members sharing elevator horror stories. The presenters were articulate and knowledgeable, which lead to an extended Q&A period. No one won the marble draw again, and the Silent Auction for Grand Prix tickets brought in some additional funds to the Chapter. Many thanks to Mike O'Donnell and the South Bay Plastering Contractor's Association for their generosity in donating the tickets.

BuchNotes

By Ed Buch, CSI, CCS, AIA

Prior to starting *A Crack in the Edge of the World, America and the Great California Earthquake of 1906*, by Simon Winchester, (Harper Collins, 2005, 462 pgs), I had pleasantly finished two of his earlier books. Both of these, *The Meaning of Everything - The Story of the Oxford English Dictionary*, and *The Map that Changed the World*, were really good reading, although the subjects were a little obscure. His newest book is ostensibly about the great San Francisco earthquake of 1906, although it goes well beyond that.

Since this is the earthquake's

BuchNotes *cont'd on Page 7*

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Minutes of the Board Meeting

CSI, Santa Clara Valley Chapter
(Draft, Board Approval Pending)

PLACE: Ramada Inn, Sunnyvale

DATE: July 6, 2006

The meeting was called to order
by Chapter President Marvin
Bamburg at 5:10 pm.

Attendees

Board Members Present: Marvin
Bamburg, CSI, AIA, – Presi-
dent; Krista Nelson, RA, CSI,
LEED AP, - Vice President;
Maia Gendreau, AIA, CSI– Sec-
retary; Albert Wege, CSI, CCCA
– Treasurer; James O’Keefe, CSI
– Industry Director; Hannah
Moyer, RA, CSI, CDT – Profes-
sional Director; Dave Ingram,
CSI, Immediate Past President,
Jim Morelan, CSI – Professional
Director (late arrival)

Committee Members Present:
Gustav Sharvey, CSI – Oper-
ating/House; Bob Anderson
– Website

The minutes of the June meeting
were reviewed by those present.
Albert Wege moved that the

minutes be accepted as written.
The motion was seconded and
carried.

Treasurer’s Report

Treasurer’s report as presented
will be filed.

Changes to the budget discussed
among the board:

Anticipated 25% growth, this
year we will reduce to anticipate
15 new member to 100 total,

Scratch 105.2 and 205.2 on
budget,

Keep description, zero dollar
amount, 115 and 215,

Revise 219 as a biannual fee.

Newsletter: revise total.

107.1 through 107.5, divide
1800 by 5 categories.

Email suggestions to Albert,
review will continue at next
meeting.

Region Director’s Report:

Dave: November 2 is the West-
ern Region Conference. Any
issues should be brought to
Dave’s attention.

President’s Report:

Thanks for the success of the
Strategic Planning Meeting.
Membership and attendance are
the President’s main goals.

Unfinished Business

Audit Meeting:

Dave, Jim and Albert will meet
at the annual audit committee to
review the reconciliation of the
budget.

Krista needs to be added to sig-
natory and Dave Ingram needs
to be removed.

Marvin Bamburg needs to issue
the letter to the bank.

B. By-laws procedure publica-
tion. Marvin Bamburg is seek-
ing assistance with reviewing
and producing the by-laws in a
package.

New Business: None

Committee Reports

Income Stream: Dave: off to a
good start, hopeful for a good
year. Possibly form an event
committee?

Minutes cont’d on Page 5



James O’Keefe, CSI

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SUMMARY

Minutes *continued from Page 4*

Membership: Jim O'Keefe reported possible new prospects for members. Marvin pointed out that 30% increase in membership would amount to almost 30 members. Jim will pursue issuing new member information to Marvin for welcome letter, etc.

Educational Seminar: working on a seminar for this year, October 14, "Advanced Plans Reading" Dawn reports possibly 10 students interested.

Programs/Technical: Programs are filled for the year. Need sponsors for December's event.

Investigating joint events with others for next year.

Strategy for increasing attendance at programs? Bring a buddy, increase advertising.

AIA Liaison: Reminded by AIA that particular steps need to be followed to qualify for CEU's.

Raffle: raffle and silent auction tonight.

Annual Roster: The goal is to be published by August 1st.

Correction – Michael O'Donnell was president for two years (2000-2002).

Editor: We are actively seeking an editor to take over for Julie Brown this coming year.

Historian: No report

Awards: No report.

Website:

Issues with emails

Institute's records need to be updated, people need to be

responsible to keep their information up to date at Institute's website – www.csinet.org.

Down to one person receiving the newsletter via USPS.

Something at server is blocking the size of the newsletter going in...been a recurring problem all year. Possibly find another server? Mike O'Donnell has been paying for it, Marvin will contact Mike regarding payment. \$480 has been budgeted for website.

Operating/House: Confirmed for 25 tonight. Greeter/Raffle Committee Chair; Bruce Lombard has resigned due to his job being restructured.

Toys-for-Tots: No report.

Marketing Committee: (Ingram)

Announcements

The meeting was adjourned by Chapter President Marvin Bamberg at 6:02 p.m.

Note from Managing Editor

Several e-mailed versions of the Summary have been returned to the Web Master due to incorrect addresses or a blocked account. To ensure that your newsletter is delivered, please verify your profile with www.csinet.org to ensure your e-mail and physical addresses are correct. Please notify Julie Brown of any changes, as soon as possible, to ensure uninterrupted delivery of your newsletter and other SCVCSI mailings.

Planning Calendar 2006

Chapter Meetings

Aug 3 Trends in California Construction Costs

Sept 7 Daylighting

NOTE THE CHANGED MEETING DATES - THESE ARE NOT THE 1st THURSDAY OF THE MONTH!!!!!! PLEASE MAKE NOTE.

Oct 10 Joint meeting with SEAONC - Talk About Hurricane Katrina. This will be a different location than normal. Please look for this in the futher.

Oct 14 Education Seminar; Advanced Plans Reading (see flyer)

Nov 9 Feng Shui
BACK TO THE 1st THURSDAY OF THE MONTH!!!!

Dec 7 Holiday Celebration

Planning Ahead

West Region Conferences

Nov. 2 - 5, 2006 – Reno

2007 – Los Angeles

CSI Institute Convention & University

2007 – Baltimore, MD, June

Visit our website at
www.csiscv.org or

The West Region's website at
www.westregioncsi.org



West Region Corner



INSTITUTE DIRECTOR, PROFESSIONAL, WEST REGION PRESIDENT

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July is the start of a new CSI year and is the time to thank those of you who have just completed your terms in office and to welcome those of you who are starting. Although you've heard it before, let me thank you again. Your past work for CSI is very much appreciated! So to will be your future efforts for our membership. To you new chapter officers, thank you for wanting to serve

your members and welcome to a great organization. You will be rewarded in direct proportion to your efforts for our members.

A special thank you to our now retired West Region President, Paulette Salisbury, FCSI, for her leadership of the region for the past two years. Even though she is now out of office I know we can count on her continued contributions to the San Francisco chapter and to the region. Thank you, Paulette.

Joining me in the leadership of the region is Jan Piccola, CSI. She was elected to be the Region Vice President and will serve as your second representative on the Institute Board of Directors. We just returned from the Institute board meeting in Arlington, VA last weekend. In this, and next month's articles, I will report to you on some of the important items considered at the board meeting.

Joining Paulette, Jan, and me in Arlington were outgoing Institute Vice President, Valarie

Harris, FCSI from Los Angeles, and incoming Institute Vice President, Sheryl Dodd-Hansen, FCSI from Sacramento. In addition to the deliberations at the board meeting, Valarie, Paulette, and Sheryl had the pleasure of barely surviving the great rain-storm and flooding that passed through the Washington, DC area on Sunday evening.

Preliminary to the board meeting, we participated in a governance workshop on Friday morning. As some of you may know, the Institute has had a task team for the past year considering the Institute's method of governance. This workshop was included in the board's agenda to draw out ideas from the entire group for the task team's use in recommending improvements to the way we govern our affairs. Some areas of discussion included the roles of the board and Institute staff, optimum size and make up of the board, and the overarching need for change.

West Region *cont'd on Page 8*

Jim Balboni
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SUMMARY

West Region *cont'd from Page 6*

It was extremely successful and I think provided several ideas the task team can use in formulating their plans.

The board forum and the board meeting itself provided an opportunity for careful consideration and sometimes intense discussion of issues facing the Institute. I continue to be impressed by the quality of thought and the opinions expressed at these gatherings. This also includes the opinions and information provided by the Institute staff. We have an excellent, hard working group at the Institute headquarters. You are being well served by your board of directors and our staff.

It was decided that a fee will not be required for renewal of your CDT certificates. This is contrary to information that was issued by the Institute earlier this year. It was also reported that the study guides for the certification exams continue to undergo revision to bring them into closer alignment with the test questions. The Institute is also considering an on-line testing method.

The board voted to hire an executive search firm to recruit a new

executive director for the Institute. This process, as planned, will be concluded later this year after a short list of candidates is selected and interviews with the board are conducted.

I will continue this report in next month's West Region Corner.

BuchNotes *cont'd from Page 3*

centennial year, and since I had good luck with his previous books, I bought this book instead of one of the several others published this year on the subject. As architects and engineers, we deal with earthquake design issues in our work everyday.

I was curious about the history of The Earthquake, the fire that followed, and to learn something of life in San Francisco in the aftermath. Given what we've read and heard about life in New Orleans following the hurricanes last summer, I wondered if there were any parallels with life in San Francisco in the months after the earthquake.

Winchester did not disappoint. But based on his earlier books,

I should have realized it would not be a straight forward tell. This one really takes the long way around, weaving into the story threads from far and wide. Winchester has a clever ability to create stories within the main story. He can't resist the interesting digression and writes great footnotes. You know the phrase, "In the beginning..." it applies here.

The book begins in the hometown of Neil Armstrong, Wapakoneta, Ohio, takes a detour to Iceland and Greenland all before getting to the theories of continental drift and plate tectonics. Along the way, he treats us to detailed accounts of the earlier earthquakes in Charleston, SC and New Madrid, Mo. He offers brief histories of California, San Francisco, and the San Andreas Fault. He also has fascinating sections on the history of seismographs, going back to the Han Dynasty in China. A useful explanation of the different ways that earthquakes are measured is also included. We all know the Richter Scale but do you understand the difference between the

BuchNotes *cont'd on Page 8*



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BuchNotes *cont'd from Page 7*

intensity of an earthquake and its magnitude? Then finally, in Chapter 10, we make it to San Francisco and the great earthquake of April 18, 1906. Details on this and the chapters that follow will have to wait until next month, after I finish reading the book.

Winchester writes like another of my favorite authors, John McPhee. McPhee is also a non-fiction author who can make seemingly mundane topics come to life on the page, painting pictures with words. In addition to McPhee's lengthy articles in the New Yorker Magazine, most recently on trains delivering coal from Wyoming to electrical generating stations in the Southeast, his many books include *The Control of Nature* and *Basin & Range*. Anyone who has driven across northern Utah and Nevada will appreciate his in-depth story of the geology of this "wasteland." He has a powerful ability to observe and report in colorful detail. This ability is also apparent in the *Control of Nature* where he describes the Corps of Engineers' struggle to maintain the Mississippi River in its current channel to New Orleans rather than let it shift to a more natural, short cut across Louisiana to the Gulf of Mexico. Closer to home, the book also includes an account of the construction of debris basins at the foot of the San Gabriel Mountains by the Corps and Los Angeles County. These were

constructed to limit the damage from torrential rainstorms that visit our region from time to time.

Winchester and McPhee are both geologists by education and training. I'm not sure how this influences the selection of their subjects or the manner in which they are presented. But the informative and fascinating results will be obvious to anyone who picks up one of their books.

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SPECIFICATIONS! — REALLY!!!!

*By Ralph W. Liebing, RA, CSI
Cincinnati, OH*

Let's get serious! NO construction project can be built without specifications-period!

It is impossible to use drawings as the only vehicle for communicat-

ing information and directions for the construction of a structure. There are elements and pieces of information that simply defy depiction, or graphic representation. There are descriptive information snippets, attributes, intangible comments, and etc. that are not visual or graphic by nature-- they are "word products".

It can be argued that one can place suitable [??] notations on the drawings that replace specifications. But come on, those notes need to be so extensive, and detailed that they are, indeed, specifications! Simply because they are located on the drawings does not take away their intent and impact. These notes are fully equivalent in intent to any Project Manual or other set of specifications.

But in addition there is an inherent risk in drawing notes as specifications. This is their extent, and coverage. For a minute imagine how many drawing sheets would be required to display all the pages in a given Project Manual. Now what material can be reduced or eliminated, in the drawing notes, that will still do the job required, but with fewer words? And, oh yes, by the way, do they retain their legal status? How "attackable" are they by any one intent on finding their faults, or twisting their direction and intent?

While the traditional language of construction is "plans and specs", there has been a continuing diminutions of the status and

Specifications *cont'd on Page 9*

SUMMARY

Specifications *cont'd from Page 8*

regard for specifications. In large measure this has come, in fairness, from two sources-- design professionals, and contractors. Surprising? Not really.

A strong underlying issue in every project is that the owner receives full measure for dollar paid. This can be easily translated into the premise that what is shown on the drawings and required in the specifications is exactly the-and the only!-solution. No comment required! The contained instructions to the contractor are "do it this way, and don't ask any questions".

But of course, with the documents resulting from a human effort, there are gaps, contradictions, and conflicts, which tend to confound the contractors. In addition are problems with indistinct instructions or depictions, and the lack of information necessary to faithfully complete the work. But even in face of this reality, all too many design professionals have engaged in an unrealistic stance akin to [if not] "We don't issue Change Orders! Just do the work as shown/depicted!"

So contractors have over the years become quite prickly about all this. Many, if not all, have

become quite adept at seeking, finding, and working with the shortcomings of the project documents. Those who choose to be most unscrupulous even bid projects on the basis of "going in low, and making a handsome profit off of overpricing the necessary Change Orders, along the way". While there is some justification for added cost to incorporate and adjust the work for the changes, there is no justification for simply gouging the owner as part of gamesmanship.

But in another view, contractors do have a case for looking down

Specifications *cont'd on Page 10*



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Specifications *cont'd from Page 9*

their noses at specifications. Being primarily skilled, hands-on personalities, the contractors are not into word games, or written communications. This is not an attack on their intelligence or knowledge, but rather how they approach their work. Too often the contractors have been stung by specifications wording that was either excessive or restrictive, or which was not all that apparent to them [i.e., the “hidden” requirements].

In trying to be most diligent in achieving the desired result for their clients, many design professionals have seen fit to create an array of specifications provisions, so complex, so convoluted, and so intertwined that they have really encumbered the trade workers in the field, and the contractors’ managers in the office. This is as much as a deterrent to good relations, and smooth running projects as the contractors “working” the shortcomings of the documents.

Also, it must be remembered that where disputes exist, and attorneys begin to appear, the “words” become imminently more important. Attorneys work with words, to the benefit of their client. Often this involves new interpretations, and convolution of intent to create new and threatening situations. Project drawings are not the fore’ of the attorney, but words give them all sorts of “ammunition” to discredit and unravel good intentions, and what were perceived

to be direct and valid provisions. A good tactic seems to be every effort to create documentation and project conditions where the attorney is a non-player.

Reality says that each faction needs to loosen up and understand that perfection is not required [read the case law], and is really not achievable. There is a grave and growing need for tolerance, one for the other, and the added effort at making the team concept both workable and the primary direction of the project. This IS NOT a competition, nor a fight for survival of the “fittest”-it is a mutual business venture, working for the benefit of a third party. Both design professional and contractor are “in the same boat,” so to speak, and their common goal [!!!!] is [should or must be] the successful completion of the project, AS THE CLIENT/OWNER expects and anticipates.

In this, specifications must be written, understood, and utilized on the same basis as the drawings-in a fully complementary and supplementary manner, combined to facilitate the project work, to the benefit [and profit!] of ALL



Interesting Facts

Butterflies taste with their feet.

Right-handed people live, on average, nine years longer than left-handed people.

Elephants are the only animals that cannot jump.

A cat’s urine glows under a black light.

An ostrich’s eye is bigger than its brain.

Starfish have no brains.

Polar bears are left-handed.

If you yelled for 8 years, 7 months and 6 days you would have produced enough sound energy to heat one cup of coffee.

The human heart creates enough pressure when it pumps out to the body to squirt blood 30 feet.

A cockroach will live nine days without its head before it starves to death

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- Companion Registration for two.
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Four Aces

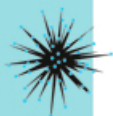
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Full House (choose ONE of the following)

\$500

- Center pieces for Luncheon (5 tables)
(Use creative pieces to promote your company or firm)
 - Center pieces for Dinner Gala (5 tables)
(Use creative pieces to promote your company or firm)
 - Provide lanyards with Company Name or Logo
 - Provide tote bags with Company Name or Logo
- All choices will be given recognition in conference program.

Pair

\$500

- Table top Display – 6' table

PROFESSIONAL SPONSORSHIPS OPPORTUNITIES

Pit Boss (choose one of the following)

\$500

- Center pieces for Luncheon (5 tables)
(Use creative pieces to promote your company or firm)
 - Center pieces for Dinner Gala (5 tables)
(Use creative pieces to promote your company or firm)
 - Provide lanyards with Company Name or Logo
 - Provide tote bags with Company Name or Logo
- All choices will be given recognition in conference program.

Dealer

\$250

- Recognition in conference program.

COMPANY CONTACT

E MAIL PHONE FAX

MAILING ADDRESS:

CITY: STATE ZIP

MC/VISA# EXP. DATE CHECK ENCLOSED \$

Fax Reservation to 650-595-0435 Attn: Matt Crawford.

Checks payable to: CSI- West Region Conference. Mail to: Matt Crawford c/o Kelly-Moore Paints, 1057B Commercial St., San Carlos, CA 94070

Sponsored by the Santa Clara Valley Chapters of the
Construction Specifications Institute
American Construction Inspector Association



presents an all day seminar on

Advanced Plans Reading

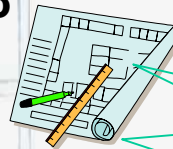
Saturday, October 14, 2006
7:30 am to 5:30 pm

Ramada Inn Silicon Valley
1217 Wildwood Avenue, Sunnyvale, CA

@ Lawrence Expressway & US 101 (408) 245-5330



(8) AIA Learning Units Available!



Lunch, plans and study packet included in fee!

7:30 AM - 8:00 AM.....Registration & Snacks
8:00 AM - 12:00 NoonSeminar:
Principles of Construction Documentation
Contracts / Intent
Minimum Content of Construction Documents
Code / Standards / Requirements
Review of Symbols, Legends and Plans
Drawing Methodologies
10:00 AM..... **Break**
Plans / Elevation / Sections / Details
Scopes of Work
12:00 Noon - 1:00 PM..... **Lunch**
1:00 PM - 5:00 PM.....Seminar:
Coordination of Work Scopes
Plans Review Sessions
3:00 PM..... **Break**
Problem Solving
5:00 PM - 5:30 PM.....Q & A

Who Should Attend?

Architects / Contractors / Engineers / Estimators
Construction Managers / Interior Designers
Product Representatives / Property Owners
Inspectors / City Planners / Facility Managers

Instructor

Dawn Anderson, AIA, CSI, CNCS is a registered architect and OSHPD / ICC certified inspector with over 25 years of contract document production, quality assurance, and construction administration experience. Currently, she is the lead inspector at several major medical campus' and adjunct professor at the San Mateo Community College's Building Technology Department.

QUESTIONS? Email: gonedawning@yahoo.com

Mail or fax registration information below with payment today!

Registrant: _____

Company Name: _____

Complete Address: _____

Phone: _____ Fax: _____

Attach list additional attendees with email addresses!

I authorize the CSI to charge my credit card in the amount of: \$ _____ for _____ registrants at \$165.00 ea.

Cardholder's Name: _____

Credit Card # _____ Exp. Date: _____

MC ☐ Visa ☐

Signature: _____

Standard Registration: **\$165.00**

At the Door Registration: **\$185.00**

Send registration & payment to:

As It Stands
PO Box 229
San Jose, CA 95124
Fax: 408-371-5858

Deadline for
reservations is
10/7/06

Checks payable to:

"CSI - Santa Clara Valley"

Visa or MC payments accepted.