NOVEMBER 2018

SPECIFICS
THE MONTHLY NEWSLETTER OF THE CSI MINNEAPOLIS–St. PAUL CHAPTER

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Welcome new member
Recognizing those members with 5 to 45 years!
From our speaker at the 60th CSI Anniversary Celebration
Obituary of a longtime member
Obituary of a longtime member
Test your knowledge of CSI documents
Those volunteers who make a difference
From the President...

It is always a pleasure to be able to start off any form of communication with a positive affirmation. I was able to do that for September and this month’s column will continue the tradition as I say a tremendous “thank you” to all who participated in the October Chapter meeting.

We had an excellent turnout for the tour and presentation on the K. A. block Mixed Used Redevelopment in October. Having the Chapter meeting at the Best Western Normandy Inn & Suites brought back memories of all the Chapter meetings held there in the late 80 early 90’s. The presenters for Kraus Anderson (Chad Rempe, Ryan Klick and Mike Spence) did a splendid job, and I want to thank the Programs Committee who worked so hard to make this happen.

Let’s take this time to look for some more opportunities in seeking ways to reach out to more of our members and related organizations.

I would also like to carry through with the thank you’s as I tell you about some of the other accomplishments our Chapter achieves on a yearly basis. The Expo and Golf tournament have been excellent at bringing in the additional funds to cover our Chapter’s operating expenses, so that we can give the Chapter a working base to provide the best programming and educational opportunities possible. The work that goes into these affairs is stupendous, time consuming, and very demanding, and we have been blessed with some really dedicated individuals who are willing to commit large blocks of their time and talents in making these events a success.

This year we hosted the 60th Anniversary for CSI Minneapolis/St. Paul Chapter and because of all the hard work of the 60th Anniversary committee, IntrinXec, and volunteers. We provided a great venue, had approximately 130 attendees and provided an exceptional experience to those who visited from Institute, other Regional Chapters, and our current members/non–members. Additional funds were also provided for the Chapter, which will be used for Scholarships in honor of Rebecca Foss, developing quality Chapter Programs, education and better communication tools within the Chapter.

I would also like to thank the CSI members that assisted the Twin Ports Chapter in the one–day construction document class at LHB Architects in Duluth in September. Those members were Gerhard Guth, Pam Jergenson, Marthe Brock, and Jerilyn O'Brien

What I am working on for the future of CSI is to broaden and deepen our Chapter membership and that the method of Construction Communication will follow the established “CSI” standards and formats. This level of demand for CSI standardization is one of our organization’s finest achievements.

Finally, I would like to invite all our members, student members, and any non–members to attend the December Chapter Program “Discovery Square Development in Rochester Minnesota” on Monday, December 10, 2018, at 317 on Rice Park, 317 Washington Street, St. Paul, Minnesota from 5:00 P.M. to 8:00 P.M. Registration ends Monday, December 3, 2018. The speakers will be Basem Hammami from RSP Architects, and Jeremy Jacob from Mortenson.

The CSI Minneapolis/St. Paul Chapter is proud to be a partner in this year’s Toys for Tots toy drive. From Friday November 9th to December 7th, please consider providing a new unwrapped toy, game, or book, etc. to IntrinXec Management (952–564–3044) or Kline–Johnson & Associates (952–854–8723) or bring your donation with you to the venue on the day of the Chapter Program.

I look forward to seeing all of you at this Chapter meeting.

Sincerely,

Cynthia J. Long, CSI, CDT
President
FY 2018–2019
Addressing the planning, accessibility and architectural concerns, the Walker embarked on an expansion and remodeling project. The 5,500 SF addition includes an entry foyer and vestibule, a 96-seat restaurant with outdoor patio, a kitchen, green roof and 6-acre garden. The 15,200 SF renovation includes a relocated main lobby and gift shop, re-imagined parking ramp entry, restrooms, mechanical rooms, and circulation.

The project’s aim was thus – to create a stronger identity and entry experience for visitors arriving from the underground parking ramp or the Minneapolis Sculpture Garden; to clarify and ease wayfinding and navigation around the Walker campus through architectural cues and clear visual paths; to develop an architectural language that is deferential to the past yet has a voice of its own; to integrate the Walker’s extensive modern art collection throughout the landscape and architecture; to create a scenic outdoor venue for large-scale gatherings like Walker’s annual summer festival, Rock the Garden; and to provide a transformative space that acts as both welcoming entry and public heart for the campus.

This month, two intrepid reporters – Brien DuRoche and Sheldon Wolfe – attended the meeting, and jotted down what they learned at the presentation.

Contributed by Brien DuRoche:
- 6000 s/f addition to the Walker Art Center and 15000 s/f remodel
- HGA has been involved in the Walker since 1980
- Long History of being involved
- Walker owned the Guthrie so when Guthrie moved to the river, Walker owned the vacant property.

Contributed by Sheldon Wolfe:
At the November meeting, we heard Joan Soranno and John Cook, architects with HGA, tell us about a recent update of the Walker Art Center. Opening in 2017, the $23 million project included a new main entry on the north side of the facility, along with renovation and insulation upgrades of the original Edward Larrabee Barnes building.
Once Guthrie left, the 10 years of planning began. HGA go on board in 2014 for this remodel.

Guthrie and Walker used to share a common lobby with no windows.

The Guthrie went through many remodels until 2006.

The sculpture garden was designed in two phases.

The garden had wanted to focus on the cherry and spoon.

More people visit the sculpture garden than the Walker Art Center.

The addition, of about 6,000 square feet, creates an obvious entry to draw visitors from the Minnesota Sculpture Garden, which is located across Vineland Place to the north of the art museum. The existing main entry, which was moved to the south end of the property during the 2005 Herzog and De Meuron addition, proved unsuccessful due to its location. New visitors didn’t know where the exterior entry was, 70 percent of visitors entered the museum through the parking ramp, and the secondary on the north end of the building was essentially invisible.

HGA was asked to create a new entry that was clearly an entrance, but, at the same time, not a new design expression or a "third charm on the bracelet." Two distinctive designs – the original Barnes building and the later Herzog building – were enough. The challenge, then, was to create something that would stand out, but would not compete with the Barnes building.

The question was how to get those people to come to the Walker as well.

Walker was dealing with an image problem.

The Ed Barnes building was difficult to work around with lots of brick walls.

Once Guthrie left and was demolished, they left if unfinished and it became home to concerts like Rock the Garden.

For about 10 years, the entry was on Hennepin and not very accessible.

This was the first part of the master plan.

They wanted everything to be concealed with no seams, sprinkler heads, etc...

Also needed to re-do the entryway from the parking ramp.

It has a Terrazzo floor with 22 feet backlit glass.

From the front door, they wanted to keep the art collection theme.

Geofoam was added to the Rolling Hills to accommodate for the concerts –sloping.

The garage was below the rolling hills so they couldn’t just use all soil, hence the geofoam.

The Walker was very good to work with.

The design successfully fulfills the program requirements. It is a wide, low structure, with glass walls providing a view into the restaurant,
They now have a lobby that brings in lots of light.

The Walker loves the color WHITE.

The entryway has a Ferrari yellow paint to it (very expensive).

The new addition has modern furniture and warmer colors but introducing some warmer colors proved to be difficult.

The new restaurant was introduced to darker walnut very carefully.

This was one of the most difficult projects that the architect has ever worked on.

capped by a simple, dark horizontal band that bears the single word "WALKER", and an intriguing projecting entry. Although the materials differ from the Barnes building, it fits neatly onto the west side, so much so that it could have been there all the time.

The projecting entry was the subject of much of the presentation. Glass seemed like it would be the perfect material, as it is flat, smooth, sleek, and glossy. Unfortunately, the structure necessary to support that much glass would have made the entry roof thicker than desired. Instead, panels were fabricated from 3/8 inch thick by 12 inches wide aluminum panels. These were friction welded in a continuous welding, grinding, and finishing process to achieve the desired seamless surface. The largest of these panels was 9 feet wide by 20 feet long. After welding, several coats of primer and filler were used to get a seamless appearance. Finally, a high quality automotive point was applied, the color chosen to match Ferrari yellow.

The renovation of the Barnes building also included changes at the interior entry from the parking ramp. A new backlit glass wall draws attention to the entry points, but in the end, it's still a door in a parking ramp. Many attendees in our group went in through the new doors, walked down a corridor to an information desk, and were then redirected to an inconspicuous door back in the ramp. Sadly, in stark contrast to the backlit glass, this door looks like the entry to an all-night ATM.

A significant part of the Barnes building work involved upgrading the thermal envelope. After the brick veneer was removed down to the CMU structure, a vapor retarder, rigid foam insulation, and drainage mesh were added. Not only did this upgrade the insulation to current code requirements, it provided an opportunity to fix leaks that had appeared over the years. To maintain the original appearance, brick was obtained from the original source, and Barnes’ details were replicated.

Along with changes to the building itself, some exterior work was done as part of the project. Perhaps the most interesting change was increasing the height of the hill to the west of the building, in the area used for "Rock the Garden" and other outdoor concerts. Altering the structure of the parking ramp roof would have been too expensive, so geofoam was used to add as much as fourteen feet without significantly increasing the load.

The total attendance was 108, many of whom were from Dunwoody College of Technology: Pablo Villamil, Senior Instructor, Paul Strother, Associate Professor, and about fifty students. This gave the meeting a much more youthful appearance than usual! We hope to see more students at future meetings.
CSI-MSP OCTOBER PROGRAM

Tracking Time: New and Nostalgic
Kraus Anderson Block Mixed-Use Development

October 15, 2018

Contributed by the Ghost Writer (Brien DuRoche)

A sunny autumnal day found CSI-MSP members touring the newly completed mixed-use block created by, and housing, Kraus Anderson (KA). The KA Headquarters office in downtown Minneapolis is a renewed commitment to the site and an extension of the KA story.

History of the Site
The Kraus Anderson construction company was founded in 1897. In 1944, KA officed in a little building on this corner of 5th Avenue and 8th Street, at that time on the outskirts of downtown Minneapolis. An expansion ensued on the opposite side of the block in 1974 (groundbreaking photo – check out the ’70s vintage plaid pants!), allowing operations to continue while working on their new digs. But time takes its toll, and successful companies outgrow their facilities. A decision was made to commit to staying and expanding the construction business on the site.

But the City of Minneapolis had a slightly different vision for the property and rejected the first plans. As downtown Minneapolis crept up and expanded with high-rises at its doorstep, the City wanted increased density on this block. The idea of a construction boneyard was not the image they wanted portrayed with their urban growth.

To achieve their highest and best use for the value of the land, in 2016 KA had its third groundbreaking on this site, this time to house the KA Headquarters on the same corner as its original 1944 office building. The headquarters building now partners with apartments, a hotel, and a restaurant for an exciting mixed-use block.

Plinth
Foundations are dug, cranes go up, floors get poured, and thousands of creative solutions appear (some ideas fail, some take hold). The KA mixed-used block starts on a concrete plinth, hiding two stories of below-grade parking; the bottom level dedicated to the apartments, and the upper to the KA Headquarters. However, on weekends, look for the opportunity to park here, as it is open to the public for a reasonable price when not needed by their staff. Four vertical improvements rest on this plinth.
Vertical Improvement #1 – HQ
Trying to build a Headquarters for a construction company is like making food for Chef Ramsay (or designing offices for an architectural firm); 250 invested employees have ideas, opinions, and thoughtful suggestions. The KA headquarters office totals five floors, each with an area of 20,000 square feet. Some of the benefits of employment at this location are Class A office spaces with sit-stand desks, first floor work-out room amenities, a coffee gallery on every floor, a cafeteria eat-in lunch area (as well as great walkability to nearby restaurants), a rooftop room overlooking downtown, and a great view. KAU (Kraus Anderson University) provides learning opportunities for partners and for their own workers. A KA History feature wall, reflecting the past and progress of their company, stands opposite a kegerator. There is room to grow on each floor, but KA is not sure what they would do if they run out of room, which is likely at their current growth rate. The Office Headquarters opened in October 2017.

Vertical Improvement #2–4 – Partners
Opening in March 2018, the adjacent HQ Apartment tower houses 306 units. Developed and owned by KA, the new building has a retro 007 James Bond theme, with clocks over the lobby desk tracking different time zones. Apparently, there is a bookcase that revolves as a doorway into a hidden room, or so I've heard.

March 2018 was also the opening day for Finnegans Brew Co. Finnegans is a fitting partner, offering the Friday weekend kick-off, inviting a social component for the apartments, providing benefits for the hotel, and food trucks, which arrive at five o'clock for dinner. But there is more than just an Irish taproom here! The first floor is the brewery, with thousands of pounds of brewing equipment, and the second level is the members’ clubroom and overlook. The third floor provides offices, and the fourth is the innovative “Finnovation” floor, a start-up business incubator providing shared amenities like a copier, meeting rooms, and night and weekend business classes.

The Elliot Park Hotel, part of the Marriott Autograph collection and the only piece of the block not solely owned and operated by KA, rounds out the block. This tower was built by KA in advance – hoping floor penetrations would be in the right places! –, and then sold to Wilkinson Corp.

Challenges
The site looked like a Swiss watch, and it appeared everything proceeded like clockwork. However, as with any project, some challenges arose. For one, on June 2, 2016, the City of Minneapolis adopted the new 2015 Energy Code, and this was the lucky first project to go through the City Permitting process under it. Working through interpretations of the code and how to solve problems proved the value of KA’s in-house engineering staff. Energy code continuous insulation requirements at the structure for cantilevered balconies could have cost an additional million dollars, but working together with the architect, the City, and in-house demonstrations, an equivalency was found for the amount of energy the cantilever would use in the thermal envelope for the remainder of the building. The percentage of energy loss proved negligible on the totality of the project, so the City found the evidence acceptable.

Heights were limited to 74 feet to the highest point in an occupied level, to prevent the site from falling under high-rise codes. This posed a challenge, but the team was able to work through it.

Mock-ups were created for the various exterior conditions, tested locally to withstand climactic forces, and fabricated with oversight provided by KA.

Conclusion
The KA Block Mixed-Use Development demonstrates that no one person can design a project like this. It is truly a team effort, from the various architects on the different parts of the project, to the many materials and suppliers showing their wares in and on these towers; from the young employees bringing fresh ideas, to the older generations with the vision, experience, and wisdom to make it happen. Take a taste at Tavola Italian Kitchen and Bar or brace your taste buds at the brewery. Since everyone at KA survived the construction as a collective team, you may even encounter one or two as you enjoy the atmosphere there.
Teresa Stoskopf is one of two Johns Manville representatives for the states of Minnesota, Iowa, and parts of Western Wisconsin. Johns Manville is currently celebrating its 160th Anniversary in the building products industry. Teresa is the Roofing Systems Representative, for roofing products including: TPO, EPDM, APP, SBS, and BUR, as well as board insulations and other roofing specific products.

Previously, Teresa worked in the roofing distribution industry for a total of 15+ years. She provided technical support, as well as logistic support to contractors.

Teresa graduated from the University of Wisconsin – River Falls with a teaching degree and Spanish minor. She grew up in a BUR roofing family, and had worked for her father installing BUR and shingles throughout college.

She enjoys reading, traveling, and spending time with her eleven–year old daughter and her husband of 15 years. She also loves to work in her garden, as well as play golf. Her daughter is an avid basketball player, and she says she spends a lot of time at the court watching her play.

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CSI MEMBER ANNIVERSARIES - FY 2017-2018

45 YEARS
Wayne Jeske, CSI, CCS

40 YEARS
George White Jr., FCSI

35 YEARS
Chester Ellingson III, CSI
Alana Sunness Griffith, FCSI,
Distinguished Member, Lifetime
Member, CCPR
John "Grif" Griffith II, FCSI
Peter Norum, CSI, Member Emeritus, CDT
Jeffrey Tonkin, CSI, AIA, LEED – AP

30 YEARS
Marthe Brock, CSI, CCPR, USGBC
Kermit Duncan, CSI, CCCA, AIA,
NCARB
Wayne Hilbert, CSI, CCS, LEED – AP

25 YEARS
Stephen Carlson, CSI

20 YEARS
Sarah Atkins, CSI, CCPR
Larry Nichols, CSI, AIA
Gary Patrick, CSI, AIA, RRC
Alex Sirko, CSI, CCCA, AIA

15 YEARS
Scott Bendix, CSI
Ryan Hallesy, CSI
Kevin Larson, CSI

10 YEARS
Paul Hegre Jr., PE, CSI, CCS, CCCA,
Kenneth Modeen, CSI, CDT, LEED – AP
Brion Szwed, CSI

5 YEARS
Tohnya Adams, CSI–EP
James Bergevin, CSI, CCPR
Lisa Britton, CSI, CCPR, LEED – AP
Tom Griffin, CSI
Jeremy Nordby, CSI

Jerrilyn O'Brien, CSI, CDT, EIT
Christopher Plessel, PE, CSI
Mark Swanson, CSI, AIA, LEED – AP
Paul Thompson, CSI
Alec Walsh, CSI
A Special Thank You From Don Shelby

At the CSI–MSP 60th Anniversary Celebration, Don Shelby was our guest and keynote speaker. Don sent Past President Andy Garner the following email on September 25:

Andy,
Thank you so much for giving me the opportunity to speak to CSI on the 60th anniversary. Everyone was awfully nice to me. And, I am so humbled that a donation was made in my name to the Rebecca Foss scholarship program. So many people spoke of her commitment to the environmental. I am honored.
I, also, noticed as I talked about the roofing material used on the new home I built, a man at your table asked for the name of the product. I think I said, "Ever-shake." I checked my book when I came home and the product is Enviroshake. I'll put the link to the website at the bottom of the page. I don't know if others took down the information I incorrectly provided. If you have a newsletter, you might put the correct information in a note for the membership.

I'm from the old school of journalism. If you get it wrong, fix it quickly.

It was a great pleasure being with you. I had a lot of fun and you graciously gave me more time than scheduled to go on, and on, and on.

Best wishes.
Don

PS. Here's enviroshake's website - https://www.enviroshake.com

CSI–MSP Member Betty Greenlee–Kline passed away on October 31, 2018:

Betty Greenlee-Kline

Greenlee–Kline, Betty J. Age 65 of Eden Prairie passed away peacefully in the presence of her family and friends on October 31, 2018 at Fairview Southdale Hospital. Survived by husband Ken; children Garrett (Mindy) Jedlicki, Nicholas (Cassie) Greenlee, Jennifer (Kevin) O'Hare, David (Jo) Kline; grandchildren Emma Tordoff, Morgan O'Hare, Sloane and Wendell Greenlee; mother Donna Ellefloot; siblings Elaine (David) Liss, Ben Ellefloot, Bill (Becky) Ellefloot; brother–in–law Steve Neel. Preceded in death by father Arthur Ellefloot; and sister Bonnie Neel. Betty was born and raised in Minneapolis.

She loved her family and friends; they always came first. She made everyone she met feel special. She had a knack for fashion and loved shopping for clothes and shoes.

Betty had a very successful career in sales within the Commercial Interiors industry and retired at the age of 60 to spend time with her grandchildren. She loved to entertain, decorate for every holiday and maintain family traditions. She was strong, driven and compassionate. She was a dedicated wife, mother, grandmother and loyal friend. Her love will live on in the hearts of all who knew her.

Memorials preferred to the American Cancer Society, Washburn–McReavy.com Edina Chapel 952–920–3996
CSI-MSP Member Clint C. Fladland passed away on October 3, 2018:

Clint C. Fladland

Clinton C. Fladland, age 97 of St. Cloud, MN, passed away on Wednesday, October 3, 2018 at the St. Cloud VA Medical Center.

Clint was President of the Minneapolis–St. Paul Chapter CSI from 1975–1977. Clint was originally an industry member who transitioned to professional member, by recognition of his position as Executive Director of the Minnesota Lath and Plaster Bureau. As such, he produced a reference manual for the work of the trowel trades, a great resource for specifiers. Clint along with Jim Kellett were host chapter Co–Chairmen for the 1972 Institute convention. Because of his knowledge of the talents of all our members, he and Jim were able to assemble a top-notch committee and produced a memorable convention, the first to be a family convention with the addition of programs for member’s teenage children. Clint, as mentioned was later in his career president of the chapter and continued his interest in CSI until his retirement and beyond.

Clint was born on July 24, 1921 in Forest Lake, MN to Johannes and Emma (Danielson) Fladland. He served for ten years with the United States Marine Corps as a fighter pilot in Guam during WWII and later in the Reserves during the Korean War.

Clint graduated from the University of Minnesota in 1948 with a B.S. in Law and was an active member of the Sigma Chi Fraternity. He married Lorraine L. “Rae” Larson on June 4, 1949.

Clint and Rae lived in Forest Lake for most of their married lives, later moving to Becker and then St Cloud. After his retirement from the Minnesota Lathing & Plastering Bureau, Clint enjoyed volunteering, golfing, travelling, fishing and spending time with friends and family.

Survivors include his children, John (Debby) of Adairsville, GA; Mary Raduenz of Plymouth; Jim of Colorado Springs, CO; Vicki (Steve) Hoien of Annandale; eight grandchildren and three great grandchildren, and special nieces and nephews.

Preceded in death by his parents; wife, Lorraine “Rae”; sisters, Alpha Swanson and Adeline Coulter.

CERTIFICATION QUIZ

By: Jack P. Morgan
Indianapolis Chapter Quizmaster

1. It is important for the long-term success of the facility’s operations and maintenance that project closeout activities include all of the following EXCEPT?

a. Start-up and load testing  
b. Receipt of final punch list  
c. Demonstration for new operators  
d. Operational training if necessary  
e. Commissioning
2. Under AIA A201, who has the responsibility to pay sales, consumer, use, and similar taxes for the Work provided?

   a. A/E
   b. Owner
   c. Contractor
   d. Installing sub-contractor
   e. None of the above

3. Substitution requirements and procedures during bidding:

   a. Are not allowed under most public bidding statutes
   b. Are modified by the Supplementary Conditions
   c. Are governed by the Instruction To Bidders
   d. Provide for requests by telephone

4. Marked up or corrected Contract Drawings that indicate changes incorporated in the Work, are known as:

   a. Contract Forms
   b. Closeout Submittals
   c. Record Drawings
   d. As-Builts
   e. Not required for private work

5. All of the following are Articles in PART 3 – EXECUTION except:

   a. Examination
   b. Application
   c. Fabrication
   d. System Startup

6. How long did it take to build the Cologne Cathedral – the largest Gothic cathedral in northern Europe? ?

ANSWERS ARE PROVIDED ON THE NEXT PAGE
CERTIFICATION QUIZ ANSWERS

1. – C (PDPG 14.1.2)
2. – C (PDPG 11.3.19)
3. – C (PDPG 12.7.1.7)
4. – C (PDPG 11.2.3.5)
5. – C (PDPG 11.13)
6. It took 632 years to build – construction started in 1248 and was completed 1880.

Chapter Board (2018–2019)

President: Cynthia Long, CSI, CDT
Immediate Past President: Andy Garner, CSI, CDT
President–Elect: James Bergevin, CSI, CCPR
Vice President: Sandy McWilliams, CSI, LEED AP
Vice President: Andy Marolt, CSI, CCS, LEED AP
Vice President: David Rasmussen, CSI
Vice President: Kasey Howard, CSI
Secretary: Tohnya Adams, CSI
Treasurer: Mark McPherson, CSI, CDT

Chapter Committees (2018–2019)

Awards Committee: Rick Nichols, CSI, LRRD GA, AIA, Chair
Certification Committee: Jerrilyn O’Brien, CSI, CDT, EIT, Co-Chair
Communications Committee: Jerry Putnam, PA, FSCI, CCS, Chair
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Social Committee: Andy Garner, CSI, CDT
STEP Committee: Hannah Fleischaker, CSI, Chair
Assistant Chapter Administrator: Adrienne Rulseh, CSI–EP, C-Chair
Website Administrator: Madison Silva, IntrinXec Management, Inc.

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