



## SPECTRUM

Newsletter of the Puget Sound Chapter CSI

### President's Message

David Landrey, CSI

Thanksgiving is a fitting time to reflect on how lucky we are to live and work in the Puget Sound. Personal question: **Are you the least bit worried about losing your job in the next six months?**

Thankfully, this is one Thanksgiving where job insecurity is not the topic of dinner discussions amongst A/E/C professionals. Most of us are running full speed just to catch up, caught somewhere between the strains of meeting all our deadlines whilst still wanting to do our best work.

#### **Another Bubble or Healthy Growth...**

Of course construction is always cyclical, and the capital formation for the current construction investment boom is partially induced by low interest rates from the Fed. However, it still has a ways to go before it hits the peaks of the last construction boom. McGraw-Hill Construction has long kept two inflation indexed measures of construction activity in the West. The two indexes going back to 1975 are based on the "Construction Starts" index and then the trailing index, "Construction Put in Place." If you're looking for a better sense of where we are *now*, versus our last clear bubble, go the archives and review the 2005-2008 Outlook Reports.

**Construction Starts Index** (year 2000 = 100)

**2015:** 128

**2005-07:** over 145

**By end of 2008:** under 90

2016 Total Dollars of New Construction Starts in Washington State: \$19.6 Billion

2016 Total Dollars of New Construction Starts in U.S.: \$712 Billion

**Construction Put in Place Index** (year 2000= 100)

**2015:** 133

**2005-2007:** over 145

**By end of 2008:** back under 130



December 2015  
Volume 55  
Issue 6

#### In This Issue...

1. President's Message
2. December Chapter Programs
3. Quick Pitches
4. ProSpec Update and Thank You!
5. Puget Sound CSI Memorial Foundation
6. Website Advertising Now Available!
7. New, Renewed, and Lapsed Members
8. November Programs Recap
9. Tell me again - and show me the money!
10. Affiliate Events

#### EVENTS CALENDAR

2015-2016

ChapterProgram  
Topics

December 10, 2015  
Holiday Dinner & Auction to  
Benefit NW Harvest

Construction is close to overheating, but it's still not clear if new supply will outstrip demand for office space and housing. On the macro-economic level, the NW economy is a leading state, with only Texas, North Dakota and North Carolina showing us up with faster growth. Safe to say, with the drop in oil prices, North Dakota will be challenged to stay on that list.

**Outlook for 2016 - New Project Starts** (Combined averages of Dodge Analytics 2016 Outlook for Washington state and Journal of Commerce (Seattle) Construction Forecast for 2016)

- Commercial and Manufacturing Buildings +6.0%
- Institutional and Other +10%
- Total Non-Residential Construction Starts 8.5%
- Total for All Construction Starts +8.5 to 10%

Setting aside all these conventional economic measures of growth, I would observe that our "construction boom" is very different than that of Los Angeles during the 80's, or of Las Vegas and Phoenix in the 90s, or even the Bay Area's 'dot.com' boom of the late 90s and early 2000s, where the speedway to achieve building occupancy permits trumped just about every design consideration. Our boom is different in many ways, but chiefly because the capital behind this construction is largely deep-rooted and patient. It is driven by hugely successful, imaginative people with incredible wealth...wealth organically grown in the NW by people who are content to see it put back into our region. Again, how lucky we are.

As a result of developers like Vulcan, Bill & Melinda Gates Foundation, Freeman Development, Bullitt Foundation, Boeing, Microsoft, Amazon, Expedia, R.C. Hadreen Corporation, and others, we all get to work on imaginative, future-oriented projects that often take into account how that building will effect the region, economy and environment for generations to come. Let's embrace the fact that these are building considerations not normally attributed to developers.

Even looking over on the industrial property side of things, we have several solid REITS, such as DCT Industrial and Pro-Logis. Two proven long-term developers, who both can put up the money to build it right and then weather the economic downturns without panic.

On the whole, you didn't see that sort patient (vested) capital in places like Phoenix, or Las Vegas, or even in parts of Los Angeles, making their construction downturns last much longer, as the vacant commercial property flooded the marketplace. It's pretty tough for economists not to see a new bubble forming in new office space, but if a "bubble" does pop, we are better protected by having local ownership and Washington-based companies as occupants. This difference could mitigate the depth and severity of a construction downturn.

**January 14, 2016**  
*UW/LCA Carbon Leadership Certifications*

**February 11, 2016**  
*Joint Meeting - American Society of Professional Estimators*

**March 10, 2016**  
*Joint Meeting - American Concrete Institute Washington*

**April 14, 2016**  
*Schools GC/CM Best Practices - Panel Discussion*

**May 12, 2016**  
*Part 1: Biomimcry in Building Design*

*Part 2: Risk Management with New Material Innovations*

**June 9, 2016**  
*Annual Awards Banquet*

**July 14, 2016**  
*UW Architectural Tour (Luncheon Meeting)*

## **BOARD OF DIRECTORS**

**President**  
David Landrey

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Thank you for your involvement in Puget Sound Chapter CSI and I hope you'll take some time to join us December 10th for the annual **PSC CSI Silent Auction with 100% of proceeds going Northwest Harvest.**

The act of giving back is really a personal replenishment, as well as a benefit to our less fortunate neighbors and families.

## December Chapter Programs

### December 10th Dinner Meeting: Silent Auction for Northwest Harvest

**Location:** Mirabella Seattle (116 Fairview Ave N, Seattle)

**Time:** Silent Auction & Social Hour: 5:00-6:00 pm, Dinner & Program: 6:00-7:30 pm, Live Auction & Winners Announced: 7:30-8:00 pm

**Cost:** \$40 members/\$45 non-members/\$25 students/\$0 sponsored students (*after 12/7/15, prices will be an additional \$10*)

Again this year, our Chapter is conducting a silent auction to raise funds for Northwest Harvest. To make our December 10th Dinner Meeting/Auction a fun event, your help is needed to fill it with a wide variety of items. Please consider donating and bidding to help raise funds for a worthy cause!

Typical auction items: Tickets to sporting events, plays and concerts, vacation rentals, tools, homemade goodies, gift baskets, beer/wine/spirits, arts and crafts, books, oddities and worthwhile things that can be re-purposed. If your item is too large to bring to the event, just provide a picture of the item.

**Due Date to Notify:** Tuesday, December 8th - Let Dick Owen ([dickowen43@aol.com](mailto:dickowen43@aol.com)) know what you plan to bring.

**Bring to Meeting on Dec. 10th:** Item(s) or photograph of items, Description of item(s) and \$Value\$. Bring cash or checks to pay for items that you win (we will be unable to take credit cards).

Chapter president David Landrey will briefly present highlights of McGraw-Hill / Dodge 2016 Construction Outlook tailored specifically to the state of Washington. There is no technical seminar at this annual event, making it the perfect night to bring your spouse or significant other. Just fun and good cheer with colleagues to raise money for NW Harvest, a network of 380 food banks serving over 2 million meals per month in all parts of Washington. For more info, go to [www.northwestharvest.org](http://www.northwestharvest.org).

Thank you in advance!

[Register for December Chapter Dinner Meeting!](#)

### December 10th Tech Talk: Homelessness - What Can One Architect Do?

**Location:** Mirabella Seattle (116 Fairview Ave N, Seattle)

**Time:** 4:00-5:00 pm

#### COMMITTEE CHAIRS

**Communications & Marketing**  
Kelly Laleman

**Education**  
Melissa Balestri

**Membership**  
Brad Glauser

**Nominations**  
Dave Maughan

**ProSpec**  
Julie Taylor

#### COMMUNICATIONS AND MARKETING COMMITTEE

Linda Arvesen CSI

Terry Decker CSI CDT

Konrad Hee CSI CCS

Kelly Laleman CSI-EP CCS

**Spectrum** is published monthly as a benefit for members of the Puget Sound Chapter CSI.

Articles must be submitted by the 15th of the month for the next month's edition. Email submissions to [office@pscsci.org](mailto:office@pscsci.org).

Visit [www.pscsci.org](http://www.pscsci.org) to subscribe or to view current and back issues.

#### LINKS

Northwest Region CSI

Portland Chapter CSI

**Cost:** FREE - Venue sponsored by [Integrus Architecture](#). Cash donations for [Facing Homelessness](#) are welcome. Pre-registration is required.



Homelessness is a noticeable concern if you work downtown. Maybe you think you have a solution to homelessness or maybe you are not sure how to help. At our December Tech Talk, Rex Holbein, an architect and the Executive Director of Facing Homelessness will discuss how he began interacting with homeless people and teamed up with WSU architecture students to design backyard transitional homes. Please plan to join us and be inspired.

[Register for December Tech Talk!](#)

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[Mount Rainier Chapter CSI](#)

[Spokane Chapter CSI](#)

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**YOUR ENGINEERED DAYLIGHTING PRODUCTS RESOURCE.**

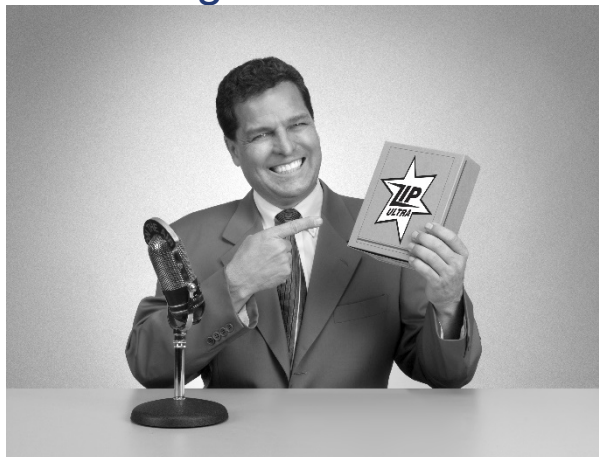
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## Chapter Meeting Quick Pitches



There are presently openings for 10-minute Quick Pitches for our December and February to June Chapter meetings. The cost is \$150.00. Any member or non-member can present. If interested, contact [Dick Owen](#) for questions or to reserve your date. This is a great opportunity to introduce our Chapter members to you, your products, or services.



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## ProSpec Update and Thank You!



ProSpec is a special event for everyone in the AEC community. If you are a manufacturer's representative and would like to participate, plan to register soon! Premium Exhibit Tables and Sponsorship Packages are already sold out. But, Standard Exhibit Tables with five dinners included are still available. Please check the website: <http://www.pscsi.org/prospec>.

If you have registered for ProSpec as a sponsor, it is time to start inviting architects, specifiers, designers, engineers, and owners to be guests at your table.



This year's keynote speaker is Toshiko Mori, an architect recognized for using both new and traditional materials and for integrating architecture with light and landscape. Let your favorite rep know if you would like an invitation.

Thank you to the current 2016 ProSpec Premium sponsors: Ceraclad, DeaMor, Mutual Materials, and Georgia-Pacific Gypsum.



The Puget Sound Chapter CSI has a separate organization, the Puget Sound CSI Memorial Foundation, established in 2007, whose purpose is to provide scholarships, fellowships, and grants to promote

educational programs serving the interest of the Puget Sound Chapter of the Construction Specifications Institute, the construction industry, and related endeavors, which support the objectives of CSI. The Foundation is administered by a volunteer board composed of willing past presidents of the Puget Sound Chapter. Brad Williamson is the current president of the Foundation Board. Any individual or organization can contribute tax deductible donations to the Foundation by sending a check made out to the Puget Sound CSI Memorial Foundation and mailing to the Puget Sound Chapter office: 2150 N. 107th St., Suite 205, Seattle, WA 98133-9009, Phone: (206) 382-3393 (The Foundation is a 501(c)(3) organization). Donations in the past have been used for scholarship awards to candidates selected on the basis of recommendations by the Foundation Board and by Chapter members. The Foundation is always interested in your fund raising ideas and financial support to promote the Foundation's objectives.

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## Website Advertising Now Available!

Reach out and touch someone! ...with your Puget Sound Chapter CSI website advertisement. Every chapter event registration is done online and your company's name and logo can be right there for all to see. Extend your marketing in this ideal location by placing your advertisement on the website today!

In addition, our chapter newsletter, Spectrum, reaches over 700 self-registered recipients. These people WANT to read about our chapter,

and advertising here is another great way to get your name and company branding known to all.

Advertise now! Please see our [Advertising & Sponsorship webpage](#) for more information.

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## New, Renewed, and Lapsed Members

The following lists are new, renewed, and lapsed members of Puget Sound Chapter CSI for the month of October 2015.

Be sure to say hi and welcome our new members when you see them. If you see a friend's name on the lapsed list, call them to let them know they need to renew. If you see yourself on the lapsed list, renew today!

To check your membership status, [log into your Institute CSI Portal Here](#).

### **New Members**

John Ittes, Atlas Supply, Inc.

### **Renewed Members**

Jim Mitchell, Koroseal Interior Products Group, 23 years

Don Davis, Wetherholt & Associates, Inc., 10 years

David Chatburn, C.R. Laurence Co, 8 years

Scott Tyson, Sika Corporation, 13 years

Philip Agnelli, 14 years

David Coles, Coles Consultants L.L.C., 21 years

Brian Fitzgerald, TCF Architecture PLLC, 11 years

Brian Keil, The Sherwin Williams Company, 19 years

Eli Lemanski, Crothall Project Services, 8 years

Erl Thorgalsen, RTB Company, 17 years

Peter Wai Wong, 15 years

Bill Coady, Guardian Industries Corp., 21 years

### **Lapsed Members**

Ben O'Harra, Metal Sales Manufacturing

Jeffrey Delplain, Neogard

Chad Brickner

David Cinamon

Torin Mowbray, RD Coatings NW Inc.

Gabe Boettger

Ben Shields

Vern Wigen Jr., DLR Group

Terry Wildeboer, Isolatek International

Ron Cook, United Tile

Jenifer Lewis, Student - Lake Washington Institute of Technology



### **Due to Renew Next Month**

Chris Rogstad, Window Tech, Inc.  
Douglas Holderman, Assa Abloy DSS  
Joe Russo, Malarkey Roofing Products  
Joseph Carvajal  
Marjorie Chang Fuller, Hoffman Construction  
Ross Whitehead, Schreiber Starling & Lane Architects

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## November Events Recap

*By Kelly Laleman, CCS*

### **November Dinner Recap**



Duane Jonlin from the Department of Planning and Development (DPD) returned to give an update on the Seattle Energy Code. He discussed changes that will be seen in the next code update, proposed changes he is working on for the future, and presented previous ideas that didn't pan out once implemented. Concepts that we might see in the future include periodic retro-commissioning, roof area made available for future solar collection, large tenant sub-metering, and plug load controls.

### **Tech Talk Recap**

Envelope consultant Ray Wetherholt of Wetherholt and Associates, Inc. presented about roof, wall, and waterproofing details that intersect. He stressed the importance of thinking in three dimensions, and it was clear in the constructed examples shown why that is important. A common condition where problems occur is where balcony railings penetrate copings for attachment – don't do it! Thank you to Dave Sommer of Interra Architectural Products for sponsoring the event.

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**Tell me again - and show me the money!**

# SPECIFIERS

Will only tell you once

In the last few articles we looked at how redundancies needlessly increase the size of specifications. Another thing that affects the length of specifications is writing style. Even though CSI's mantra, "Clear, concise, correct, complete", suggests specifications should contain only the essence of requirements, commercial guide specifications and office master specifications alike tend to use words that aren't necessary.

In 1949, Ben John Small wrote an article titled "The Case for the Streamlined Specification." In it, he uses anecdote and logic to explain why terse writing is superior to verbose. He also cites previous works to show that streamlined writing is nothing new, but has been advocated as far back as 1896.

[Read the Full Article >>](#)

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## Affiliate Events

### **Facades+ AM Seattle**

**When:** Friday, December 4th

**Where:** Motif Seattle Hotel

**Please see this link for registration**

Earn up to 4 AIA CEUs at Facades+AM!

Facades+AM distills the best of the Facades+ 2-day event into a quick-take morning forum with a strong local flair—this time tailor-made for Seattle. The series delivers targeted information on and stimulates dialogue about specific, location-based issues in the fields of facade design, engineering, and fabrication.

The program includes three sessions with three speakers each who will discuss issues unique to the region, including innovative building skins, high performance facades, and the future face of Seattle.

Don't miss exciting sessions by Joshua Zabel of Kreysler & Associates, Jeff Vaglio of Enclos, and Sangeetha Divakar and Devin Kleiner of Perkins+Will!

Visit [am.facadesplus.com](http://am.facadesplus.com) for more information and to register.

### **2016 West Region & NW Region CSI Conference**

**When:** May 18-22, 2016

**Where:** Hyatt Regency Lake Tahoe Resort, Incline Village, NV

**Please see this link for more information and registration!**

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## About CSI

CSI is a national association of specifiers, architects, engineers, contractors, facility managers, product representatives, manufacturers, owners and others who are experts in building construction and the materials used therein. They are dedicated to improving the communication of construction information through:

- A diversified membership base of allied professionals involved in the creation and management of the built environment. Join us.
- Continuous development and transformation of standards and formats.
- Education and certification of professionals to improve project delivery processes.
- Creation of practice tools to assist users throughout the facility life-cycle. Join a CSI Practice Group.

CSI is governed by a Board of Directors, a nationally elected body that provides long-range strategic leadership. The Board is composed of nationally elected CSI officers, including the president, president-elect, two vice presidents, the secretary, and the treasurer; elected representatives (directors) from each of CSI's 10 regions; and a director at large. CSI's executive director/CEO is a corporate officer.

For more information about or to join CSI, visit [www.csinet.org/joincsi](http://www.csinet.org/joincsi), or call 800-689-2900.

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