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# PERSPECTIVE

NOVEMBER

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2009



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Presented by Memphis Center City Commission  
Andy Kitsinger, AIA

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# All About...

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**Construction Specifications Institute  
99 Canal Center Plaza, Suite 300  
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www.csinet.org**

Founded in 1948, the Construction Specifications Institute is a not-for-profit technical organization dedicated to the advancement of construction technology through communication, research, education and service. CSI serves the interests of architects, engineers, specifiers, contractors, product manufacturers and others in the construction industry.

## THE MAGAZINE

*The Memphis PerSPECTive* is published ten times a year by the Memphis Chapter of the Construction Specifications Institute. Appearance of products or services, name or editorial copy does not constitute an endorsement by the Memphis Chapter of CSI nor any of its members.

Circulation of *The Memphis PerSPECTive* includes over 275 people consisting of members of the Memphis Chapter of CSI, members of the Memphis AIA Chapter, CSI Regional editors, the CSI Institute and other interested persons nationwide. To be included on future mailings, forward your name and address and a check for \$25.00 to the following address:

***The Memphis PerSPECTive*  
P.O. Box 172349  
Memphis, TN 38187-2349**

## MEMBERSHIP

Architects, engineers, contractors, and manufacturers—14,000 members strong—are in touch with one another through their Construction Specifications Institute membership. CSI provides contacts in the construction industry as well as provides you up-to-date information to help you do your job efficiently and effectively. Yearly Institute membership fee for Professional, Industry, or Associate is \$210 plus \$30 Memphis Chapter fee = \$240; Institute membership fee for Intermediate is \$95 plus \$30 Memphis Chapter fee = \$125.00; and Institute membership fee for students is \$26 plus \$10 Memphis Chapter = \$36.

**Membership Info. - Rachel Gardner 901-577-0598**

*For contact information on any Board Member or Committee Chair, see inside the back cover for a complete listing including phone and fax numbers as well as available email addresses.*

## SUBMITTING ARTICLES

Readers are encouraged to submit articles of interest within the construction industry for publishing. Articles on individual projects whether currently in design, under construction, or recently completed are encouraged.

Any article and its related images must be submitted **before the 20th of the month preceding publication** in order to meet production deadlines. Any printed articles, photos or program inserts should be forwarded to:

*The Memphis PerSPECTive*

Attn: Duke Walker  
612 North 5th Street  
Memphis, TN 38107

or

dukeonbass@yahoo.com

Articles and images should be submitted in electronic format via digital media or email.

Microsoft Word documents are strongly preferred for articles, minus tabs and any other formatting. All images must include a date and caption. If printed photographs are submitted, please include SASE

**Magazine Info. Contact - Duke Walker 901-355-6208**

## MAGAZINE ADVERTISING

The advertising rates for 10 issues of *The Memphis PerSPECTive* in printed version and as published on the CSI Memphis Chapter website (www.csimemphis.org) are as follows:

	5 Issues	10 Issues
One-Eighth Page	\$125	\$215
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**Advertising Info. Contact - John Schrack 901-362-1850  
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## Tabletop Displays at Monthly Meetings

At each monthly meeting, the Chapter encourages Industry Members to provide a table display of their product and/or services for inspection and education of those attending the meeting. After the meal and prior to the program, the displayer will be given five minutes to address the group. The table display is also encouraged to be represented during the social hour and after the program for any questions by the attendees.

The presentation fee for this time is \$25.00.

**Table Top Info. - Danny Clark 901-774-8150  
Email ndidanny@bellsouth.net**



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## CSI Memphis November Chapter Meeting

*Presented by Andy Kitsinger, AIA, APA*

Vice President, Planning & Development

Memphis City Center Commission

The Racquet Club of Memphis

5111 Sanderlin Avenue

Thursday, Nov 19th 2009

5:30 Social 6:30 Dinner 7:430 Program



### Schedule at a Glance

#### NOVEMBER

- 16 Board Meeting 5:30 PM Allen and Hoshall
- 18 PDS Committee Meeting 11:30—1PM Perkins @ Poplar and Highland
- 19 Chapter Meeting: 5:30 PM-Racquet .....Club: Andy Kitsinger of The Center .....City Commission
- 26 Thanksgiving

#### DECEMBER

- 14 Board Meeting 5:30 PM Allen and Hoshall
- 16 PDS Committee Meeting 11:30—1PM Perkins @ Poplar and Highland
- 17 Chapter Holiday Party ANFA 1500 Union Avenue 5:30PM
- 25 Christmas

# November 2009

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

Please visit [csimemphis.org](http://csimemphis.org) for the latest information on all CSI Memphis Chapter activities.

## President's Message

The October Chapter meeting at the Tennessee Air National Guard was really a great success. I would like to thank **Lt. Col. Spencer** for arranging the event at TANG for our CSI chapter. A very special thank you to **Lt. Col. Ruger, Senior MSgt. Ray** and **MSgt. Traylor** for the slide presentation and tour of the hangar and C-5 plane. These guys really went all out for us. The presentation was an informative overview of the relocation, scheduling, funding, and design and construction while maintaining the mission of the Memphis Tennessee Air National Guard 164<sup>th</sup> Airlift Wing. **Wally Bostelmann** picked up Lenny's Deli for our meal. We met in one of the hangar conference rooms, which was large enough to accommodate us all. It has been a long time since the chapter has gone on a field trip and I hope we make this a yearly event. Remember our veterans on November 11 - Veterans Day. Display your flag, say a prayer, and tell a veteran "Thanks". Our freedom is a lot to be thankful for.

Our Product Show Chair, **Ron Roberts**, and his committee have already started meeting and are on track with the upcoming Products Display Show that will be March 16, 2010. We all need to be selling booths for this event. Memphis is known for having the best product show in the Region.

I participated in a President's webinar recently, which was conducted by Institute President **Mike Davis**, CEO **Walter Marlowe** and **Dennis Hall** (membership). The CSI Annual Convention will be May 11-14 in Philadelphia, PA. The membership classification revision to the bylaws was passed by the Board at their meeting on October 12. By passing this recommendation, the Board approved proposed bylaw change to be on the ballot for the election in February. I will get more information on these issues and keep you informed. CSI now has the first virtual chapter "CSI NEXT". This will be great for members in remote areas. Upcoming webinars on Education, Treasurer, Technical, and Membership have also been planned for October and December.

Our next chapter board meeting will be November 16, 2009 at the office of Allen & Hoshall. All members are



*Pam Davidson, CSI*

welcome to attend. Our Awards Committee Chair,

**Gary Copeland**, and Co-Chair, **Scott Guidry**, are busy working on awards to be submitted to Institute by January 15<sup>th</sup>, 2010. Memphis Chapter will submit at least 10 awards. Our Technical Chair, **Tommy Smith**, and Co-Chair, **Mike Eckles**, have monthly Spec Quest luncheons. Please notify them if you are interested in attending.

Our next meeting on November 19<sup>th</sup> will be back at the Racquet Club on Sanderlin. Guest speaker will be **Andy Kitsinger** of Center City Commission. Please call me at 261-4671 or email me at [pdavidson@allenhoshall.com](mailto:pdavidson@allenhoshall.com) for your reservations. Don't forget we have pay-pal on line at [www.csimemphis.org](http://www.csimemphis.org). Spouses are always welcome to attend. If you have to cancel, make sure you call in before 3:00 p.m. on the 17<sup>th</sup> of November. Also, mark your calendar for the upcoming Christmas Party in December. **Dexter Varnell** and **Bryan Donnaud** have the date set for the 17<sup>th</sup> of December at the office of Askew Nixon Ferguson, 1600 Union Avenue.

See you at the November meeting,

*Pam Davidson, CSI Chapter President*



## Student Affiliate President's Message

We are now at the middle point of this fall semester. With a few new student members we are slowly but surely getting the numbers up. The idea of CSI-S hard hats are still in progress, as is the site visits. When a number is chosen the hard hats will be ordered and distributed amongst the students. This much needed item for CSI-S members will be very useful and also be a very nice sentimental item. The color will be one that I personally have never seen but will look elegant and professional. The student officers voted and a black hard hat with the terra cotta CSI logo is what will be made.

The site visits are coming together. I have spoken with a few different people about dates and I am trying to finalize everything. When this is done hopefully we can take a good number of people on this trip.

I hope that in the next article I can say 10 new members this month. That is my goal by the next month so we will see what happens.

Thanks

*Drake Young, CSI-S Student Chapter President*



*Drake Young, CSI-S*

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## Membership Report

*Gratitude makes sense of our past, brings peace for today and creates a vision for tomorrow.*  
-Melody Beattie

November brings visions of family, feasts & football! It should also remind you to give thanks for all that has gone well for you in spite of the difficulties of the economy in this industry. Be grateful for the friendships you've made & for the lessons you've learned. I am very grateful for my membership in CSI Memphis Chapter. My membership has given me new friendships, wonderful mentors and increased knowledge that has made invaluable to the firm where I work. As you count your blessings this Thanksgiving season, remember to reach out and be a blessing to someone else.

### Welcome New Members for September 2009

Ryan Anderson, Montgomery Martin Contractors  
Mark Thoss, Montgomery Martin Contractors  
Fabian Marks, University of Memphis Student  
Jeffrey Parnell, University of Memphis Student  
Colby Mitchell, University of Memphis Student

We are still working on our 50 members for 50 years goal and we can't do it without YOU! Please continue to invite people to our Chapter meetings and forward any potential new member contacts to the Membership Committee for follow up. Invite members of other organizations like AIA, IIDA, IFMA & USGBC to join our organization as well. Thank you for helping us grow!

*By Nikole H. Daniels, CSI, CCCA,  
Membership Co-Chair*

## November Meeting

### Revitalization of Downtown Memphis

Today's Downtown Memphis is a dynamic development market and is continuing to experience the most dramatic period of redevelopment in its history. Hear about the ups & downs and twists & turns of the redevelopment process along with a glimpse of what the future holds for Downtown as the heart and soul of Memphis.



**Presented By:**

Andy Kitsinger  
VP of Planning & Development  
Memphis Center City Commission



# The Hidden Risks of Green Buildings: Why Building Problems are Likely in Hot, Humid Climates

The great irony of building green is that the very concepts intended to enhance a building's performance over its entire lifetime are many of the same things that make a building highly susceptible to moisture and mold problems during its first few years of operation. While green buildings have many positive benefits, there is also strong evidence to suggest a direct correlation between new products/innovative design and building failures. Simply put, departing from the "tried and true" often means increasing the risk of building failure. Two strong characteristics of most green buildings are: 1) the use of innovative, locally-produced products and 2) the implementation of new design, construction, and operation approaches that are intended to reduce energy usage and be environmentally sound.

## Green Buildings vs. Lower Risk Buildings

Green Buildings	Lower Risk Buildings
<b>Adds additional outside air (&gt;ASHRAE by 30+ %)</b>	<b>Minimizes outside air (Does not exceed ASHRAE guidelines)</b>
<b>Emphasize energy conservation</b>	<b>Emphasize dehumidification</b>
<b>Stress VOC reduction -</b> -Emphasizes exhaust (>5 Paschals) -- Building flush out	<b>Minimizes VOC concern</b> --Very tight control of exhaust --Rejects building flush out
<b>Stress new, innovative materials</b>	<b>Stress proven materials</b>
<b>Stresses carbohydrate based materials</b>	<b>Stresses hydrocarbon based materials</b>
<b>Stresses extra envelope thermal insulation</b>	<b>Stresses drying potential of envelope (walls and roof)</b>

The preceding graphic summarizes some of the differences between green buildings and the concepts the authors have found in lower risk buildings. For example, lower risk buildings do not exceed industry guidelines on mechanically introduced outside air; but emphasize humidity control (especially in hot, humid climates). Green buildings, on the other hand, reward the introduction of more outside air than current industry standards, which can lead to indoor humidity problems and mold growth.

Green building environmental goals are typically organized around a set of nationally accepted benchmark guidelines such as those of LEED® (Leadership in Energy and Environmental Design), which is the guideline established by the United States Green Building Council (USGBC). LEED® certification is a checklist and point system of recommended practices where achieving various point levels can certify the building as having achieved silver, gold, or platinum status. These practices involve such issues as efficient water and energy use, the reuse of waste materials, and the use of renewable and regionally produced products.<sup>1</sup>

The overall goal of these new materials and procedures is to achieve a structure with reduced negative environmental impact ----both during construction and throughout the building's life. The intent of building green is unquestionably noble and good, and should be aggressively pursued. However, because of the dramatic change that this will present to the design and construction industry, its implementation will present new risks that are likely to be both technical and legal in nature.

Some of the legal risks are fairly obvious, such as the risk of not meeting a building owner's expectation of achieving a certain level of LEED® certification (i.e., implied or even written warranties). Other risks are more obscure, such as:

- o The failure of new products to meet their promoted performance levels, which is more likely with new materials compared to proven materials found in traditional buildings.
- o Accepting the higher standard of care that a green building might present----what is currently considered "best practices" may now become the new expected "standard of care."
- o Failing to recognize (or prepare for) the unknowns in cost and schedule impacts that a green building might present.

## Feature Article (Cont'd)

It is even unclear if a LEED® certified building can be built under a design/build method without the construction team assuming huge amounts of unknown risks because of the vague definition of what is considered "green."

The building industry has been historically conservative, relying on time-proven construction materials and methods. The introduction of new materials and methods has not always proven to be successful, and sometimes has resulted in notable building failures, especially those related to moisture intrusion and mold contamination. Many of the time tested materials found in lower risk buildings are hydrocarbon based. The long term efficacies and performance levels are unproven for some of the new carbohydrate based materials being promoted for green buildings.

The proliferation of new products and innovative building approaches related to green development is challenging the design and construction community in such a dramatic fashion. These changes virtually guarantee an increase in building failures and lawsuits. Past experience indicates that many of these failures will be predictable, and some are likely to be catastrophic.<sup>2</sup>

### Examples of Technical Risks for Contractors & Designers

Moisture intrusion, whether bulk water intrusion through the building envelope or a relative humidity increase due to the heating, ventilating, and air conditioning (HVAC) system, results in a large percentage of construction claims in the U.S. Moisture intrusion not only results in building deterioration, but has been linked to occupant comfort and health issues, especially in those buildings that become contaminated with mold.<sup>3</sup> Sustainable building practices, some of which are part of the LEED® accreditation process, can increase the potential for moisture intrusion if not carefully considered and implemented. Examples include:

- o Vegetative roofs, which are more risky than conventional roofs (due to the constantly wet conditions) and must be carefully designed, constructed, and monitored after construction.
- o Improved energy performance through increased insulation and the use of new materials, which may change the dew point location in walls, resulting in damaging condensation and a reduced drying potential for wall assemblies. Lower risk buildings emphasize the drying potential of the envelope over increased insulation. While it is desirable to increase insulation for energy savings, the designer must also evaluate moisture impacts.
- o Reuse of existing buildings or recycled components,

which may not provide optimum water-shedding performance in new configurations or may not be readily integrated to the adjacent new materials.

- o Use of new green construction materials that have not been field-tested over time. The designer needs to assess new materials and their risks compared to traditional materials found in lower risk buildings.
    - o Increased ventilation to meet indoor air quality (IAQ) goals that may unintentionally result in increased interior humidity levels in hot, humid climates. The designer must consider the increased energy load (and cost) and HVAC equipment sizing required to properly dehumidify a building when exceeding the minimum outside air requirements recommended by the American Society of Heating, Refrigerating, and Air-conditioning, Engineers (ASHRAE).
    - o Building startup procedures, such as "building flush out," which could result in increased humidity levels and mold growth. Lower risk buildings rely almost exclusively on source control (which is also a green building goal) rather than relying on "flush-out" and increased building exhaust. Building "flush out" along with building "bake-out" were concepts developed in the late 1980's by the indoor air quality industry, which often caused more problems than they solved.
- New green construction materials **are** entering the market at a staggering rate. Because many of these products help to achieve multiple LEED® credits, designers working on green buildings are eager to specify these materials. The risk to contractors is that many of these new items are not time-tested, and designers often do not have the time to fully research their efficacy. If the new product fails, it may be difficult to determine if it is a design error, an installation error, or a product defect. Additionally, general contractors must rely on subcontractors to install new materials that they are inexperienced in installing.

Some of the expandable foam insulation products are examples of green materials that pose increased risks. The water absorption properties of these insulation materials can be quite different than what designers expect with traditional insulation. Additionally, some of the carbohydrate based foam insulation materials may retain more water than traditional hydrocarbon based foam insulation. Increased absorption of water into the insulation could negatively affect the wall performance. This is not to say that such materials should not be used; however, their properties need to be recognized and accommodated in the design.

**The amount of ventilation** (outdoor air) necessary for occupant health and comfort has been debated for decades. Although there are sound arguments on both sides of the debate, the emphasis on increasing ventila-



tion to achieve LEED® environmental quality credits has increased the incentive to add more outdoor air to a building through its HVAC system (a minimum of 30% more outside air above ASHRAE recommended minimums is required to obtain a LEED® credit for ventilation).

Increased ventilation is especially risky in the southeast U.S., where outdoor relative humidity levels are elevated for a good part of the year. Experience in the southeast, as well as other areas of the country with humid summers, has shown a direct correlation between the number of moisture problems and increased ventilation rates.

To effectively minimize the risk of moisture problems while increasing ventilation, designers may need to increase the complexity and capacity of the HVAC components and control systems to achieve proper dehumidification. This adds to contractor risk, since complex systems historically fail more often than simple systems. Additionally, the complexity of the system operation can result in unintended pressurization relationships where local depressurization causes humid outdoor air to be drawn into interstitial building cavities, causing condensation and mold growth.

Building owners, designers and contractors all assume more risk when they deal with complex, and possibly untried, technologies not generally found in traditional buildings. Pinpointing whether the problem is design- or construction-related may be very difficult after problems have already occurred.

Building startup procedures to meet LEED® credits include a credit flush-out of indoor containments using increased outdoor air either at the end of construction or during the initial occupancy period. The intent is to remove pollutants from off gassing of volatile organic compounds (VOCs) from new materials. The amount of air needed to meet the flush-out requirements places a building at increased risk because of the amount of moisture introduced with the increased outdoor air. LEED® requirements are that a minimum of 14,000 cubic feet per square foot of floor area is required for flush out. This presents multiple problems: most HVAC systems are not designed to dehumidify that amount of outdoor air which, in a 100,000 square foot building, is 1,400,000 cubic feet of outside air. Depending on outside conditions at the time of the flush-out as much as 240,000 gallons of water can be added to a 100,000 square foot building. This added moisture will be absorbed into building materials, finishes, and furnishings, increasing the risk of mold growth.

Most specifications put the general contractor in charge of the flush-out, including controlling relative humidity levels during flush-out. If the system is not designed to handle such loads, the contractor is faced with a difficult challenge that may require the addition of a tempo-

rary, and extremely costly, dehumidification system. Lower risk buildings tend to avoid flush-out.

## Conclusions

“There’s one sure way to kill an idea: Sue it to death.”  
Quote from *ENR*, July 2008

What is the greatest risk to the green building movement? It’s likely not the increased costs associated with green buildings-----it’s more likely green buildings that don’t perform up to expectations and, in some cases, may experience significant failures.

The increased costs of litigation and insurance that could result from underperforming green buildings will be absorbed by designers (in a highly competitive marketplace), but in most cases will be passed onto building owners. These increased costs, along with the negative publicity on failed green buildings, could dramatically influence building owners NOT to build green.

Only recently has the marketplace begun to recognize the various contractual, legal, and technical risks that are inherent to green buildings. A growing number of experts have suggested that the first two steps to improved green building risk management are to: 1) recognize the unique risks for green buildings. 2) Develop a set of guidelines that merge the unique regional challenges with green building guidelines, recognizing the lessons learned in lower risk buildings.

The design and construction community must not assume that if one builds green, then one will be building regionally correct or even lower risk buildings. Until the gaps between lower risk buildings and green buildings are addressed, the design community would be advised to prioritize the lessons of lower risk buildings already learned from the waterproofing, humidity control, and building forensics community. Without these priorities, poorly functioning green buildings are the likely result, and this could be the ultimate killer for the green building movement, especially in demanding climates.

In our opinion the solution to good performing, lower risk green buildings are at least three-fold:

Development of a set of Climate Design Criteria that integrates (and prioritizes) climate-specific criteria with current green building practices. Best practices for moisture control must take priority over green building practices.

Development of a detailed Green Building Risk Management Plan that provides guidelines for the design and construction team from concept through the 1-year warranty period. These guidelines would incor-

## Feature Article (cont'd)

porate the best ideas of green building specialists, moisture control specialists, construction attorneys, and insurance companies.

Apply the lessons learned from past building successes and failures and make green building concepts subservient to these past lessons.

*Liberty Building Forensics Group, LLC (www.libertybuilding.com) is a firm that specializes in forensic building investigations and expert witness/litigation support. Its staff has led the correction and cost recovery for some of the largest building failures in the country, including the \$60 million defect claims at Hilton Hawaiian Village in Honolulu and the \$20 million Martin County Courthouse problems. Its staff has performed green building-related services on over \$3 billion in new construction since the late 1990's and has authored three manuals and over 100 technical publications.*

© Liberty Building Forensics Group

### References

- 1 U.S. Green Building Council. <http://www.usgbc.org/>.
- 2 Odom, J. David; Scott, Richard; and DuBose, George H. *The Hidden Risks of Green Buildings: Avoiding Moisture and Mold Problems*. Washington, DC: National Council of Architectural Registration Boards (NCARB), 2007.
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- 5 LEED® for New Construction. U.S. Green Building Council. [www.usgbc.org/DisplayPage.aspx?CMSPageID=220](http://www.usgbc.org/DisplayPage.aspx?CMSPageID=220).
- 6 Brand, Stewart. *How Buildings Learn: What Happens After They're Built*. New York: Viking, 1994.

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## SpecTopic

### **Establishing Written Requirements for the Work**

#### **Introduction**

There are varying misconceptions by many regarding the role of specifications as related to the division of Work. The Architect prepares the specifications relying on language contained in the General Conditions while at the same time including terms like "Scope of Work" and "Work Included" and designating that certain work is to be performed by a particular contractor. The contractor on the other hand organizes cost estimates based upon the organization of the Specifications. The subcontractor often times uses the content of the specifications along with the drawings to define the extent of a portion of work to be included in a subcontract.

#### **Specifications – History of Assigning Work**

I have a set of specifications prepared for a historic house in Memphis which are dated April 12, 1904. At this time in there had only been one edition of the General Conditions published by the AIA. The Spearing case would not be decided for another 14 years. The 16 Divisions would not be introduced by CSI for another 50 years. Ironically, including the General Conditions (which at that time, considered specifications) the index indicated 16 groupings generally following the sequence of construction.

Another interesting aspect of these Specifications was that the specifications provided directions or instructions directly to a workman. "The brick layer shall thoroughly drain the excavation of any refuse water, which may have collected." I can recall when (early seventies) the first article of a Specifications section was titled "Scope of Work". This terminology has evolved during the past few years. In the early nineties, the term was changed to Work Included, which still implied that sections were description of work for a subcontract. These have been replaced in commercial systems using terms such as Summary or Section Includes which indicates that the Specifications contain requirements in keeping with the definition of specifications contained in A201-2007.

#### **Written and Graphic Requirements**

Requirements for the Work are contained in the Contract Documents thus the Contract Documents establish requirements for the Work.

Specifications establish "Written" requirements for the work. Specifications are defined in A201-2007 as follows: *"The Specifications are that portion of the Contract Documents consisting of the written requirements for materials, equipment, system, standards and workmanship for the Work, and performance of related services."*

A201-2007 defines Drawings as *"The Drawings are the graphic and pictorial portions of the Contract Documents showing the design, location and dimensions of the Work, generally including plans, elevations, sections, details, schedules and diagrams."*

There are three very important aspects of the Work that are not included in either of these definitions: (1) means and methods, (2) control of the division of the Work, and (3) jobsite safety. Requirements for these three aspects of the Work should not be included in either the drawings or specifications. The reason that these are not included is that if the design professional establishes requirements in these areas then the design professional could be construed as being responsible and hence liable. Both practice and legal precedence has established that responsibility for these is better vested with the contractor since it is the contractor who should control all three.

Therefore since requirements established by the specifications are limited it can be concluded that the specifications do not establish complete requirements for the Work and that written requirements alone would be insufficient to produce indicated results of the Work.

#### **Information or Requirements**

It is also very important to note that drawing and specifications do not provide information but are requirements. There is a significant difference. Requirements as used in the General Conditions mean legally binding requirements of the Contract. These requirements can only be established by a registered design professional. This is a unique aspect of construction law in that neither the Owner nor the Contractor who are the parties to the contract can establish the requirements contained the Drawings and Specifications. The owner directs the design professional who in turns establishes the requirements contained in the drawings and specifications to

be executed by the contractor which renders the results of a completed project.

## Organization of Requirements

How the drawings and specifications are organized has a significant impact on how the requirements are communicated from the Owner by the Design Professional to the Contractor and from the Contractor to lower tier Subcontractors and material suppliers.

Drawings are typically organized by recognized design disciplines that are consultants of the Architect. The primary design disciplines are typically:

Architectural  
Structural  
Mechanical (HVAC, Plumbing, Gas, and Fire Protection)  
Electrical (Power, Lighting, and telecommunications)  
Civil  
Landscape.

Written requirements for *"materials, equipment, systems, standards of workmanship for the Work, and performance of related services"* or *"products and activities"* contained in the work have been organized by 16 Divisions since 1963. Written requirements for *"work results"* have been organized by 50 Divisions since 2004.

Work results is a term derived from ISO/DIS 12006-2 – Organization of information about construction works – Part 2: Framework for Classification of information. It is considered a standard and it states in the Introduction. . *"it is not designed for operational use by construction practitioners."*

Work result is defined by ISO (International Standards Organization) as *"Construction result achieved in the production stage or by or by subsequent alteration maintenance, or demolition processes and are identified by one or more of the following: The particular skill or trade involved; the construction resources used, the part of the construction entity which results; the temporary or other preparatory or completion work which results."*

*"MasterFormat* is a master list of numbers and titles classified by work results or construction practices."  
Work Result is defined in *MasterFormat 04* and the latest edition of *SectionFormat* as *"Permanent or temporary aspect of a construction project achieved in the production stage or by subsequent alteration, maintenance, or demolition processes, through the application of a particular skill or trade to construction resources."*

ISO also defines *construction resource* as a *construction object used in construction process to achieve a construction result*. A construction result is defined as *"a*

*construction object which is formed or changed in state as the result of one or more construction processes"*.

A Section is defined in the current edition of *SectionFormat* as *"A portion of a Division that specifies work results."*

When these definitions of *"work results"* are juxtaposed with the definition of *"Section"* it is implied that a Section should specify or establish requirements for a work result which could easily be construed to include the means and methods employed by the contractor to achieve a construction result.

The definition for the organizations of specifications contained in the latest edition of A201(2007) and the definition of work results established by ISO and modified by CSI are yet to be reconciled and established by accepted design and construction practice or legal precedence in the United States.

Could the language contained in the above definitions make it more difficult for the design professional to defend an allegation that the design professional has a responsibility to specify requirements for construction resources and hence become liable for means and methods?

## Specifications - Serving Dual Purposes

Although it is a well established practice and legal precedent that the *"Organization of the Specifications into divisions, sections, articles, and arrangement of Drawings shall not control the Contractor in dividing the Work among Subcontractors or in establishing the extent of the Work to be performed by any trade."* (A201-2007), construction practice has established that the organization of both the drawings and Specifications are utilized by the contractor to facilitate the division of the Work into subcontracts. This is a subtle but significant distinction.

What the contractor and subcontractor actually do is agree upon the designated requirements contained in the specifications to be included into a particular subcontract performed by a certain trade. These requirements can be extracted from applicable requirements contained in Division 1 and single or multiple sections or portions of sections., requirements from a particular section or sections and even requirements contained in a single paragraph in a completely different section to form the requirements for a subcontract. These requirements in combination with requirements contained in the General Conditions regarding mean and methods, job-site safety, and scheduling establishes the contractual requirements for a subcontract.



## Conclusion

It is important for both the preparer and user of the specification to understand how the requirements contained in the specifications relate to the division of Work. The two functions have become for all practical purposes inseparable. The organizational format used in specifications cannot be altered without having an impact on the way that the contractor and subcontractor achieve agreement on the scope of a subcontract and affecting the practices used by both.

Additionally the use of MasterFormat 04 will require greater time and diligence by both the design professional and Contractor to ensure that all project elements are indicated and none are omitted exposing the owner to additional cost due to unanticipated changes resulting from the use of an organizational structure based upon work results. Neither should the specifier include requirements for work results or construction practices into the Specifications or Drawings.

These are important considerations which each design and construction professional should be aware when changing to the new 50 Divisions from the 16 Division *MasterFormat*—one that has been the tried, tested, and trusted basis of construction communication and practices for nearly 50 years.

This topic will be discussed at the December 3rd Spec-Quest luncheon. Contact Tommy Smith at (901) 387-1006 or [tsmithacs@bellsouth.net](mailto:tsmithacs@bellsouth.net) to sign up.

## 2010 PDS Product Display Show Committee Report

The 2010 Products Display Show Committee held its first meeting from 11:30 AM to 1:00 PM on Wednesday, October 14, 2009, at the Perkins Restaurant on Poplar Ave at Highland. Present were Gary Cofer, Mark Thoss, Dexter Varnell and Ron Roberts.

The PDS manual was given to the new committee members, Dexter and Mark. Several items were discussed, including committee responsibilities for the individual committee members. Particular attention was paid to Awards, Marketing and Food & Beverage. A "call list" has been prepared by Gary for use by Ron, Mark and Gary. The PDS Food & Beverage instructions were discussed, with a copy given to Dexter and June. About one-fourth of the booths

have been reserved, but a lot of work will be required for booth sales and PDS attendance. The economy has caused a lot of layoffs of professionals. Marketing must take a lot of time to discover the actual status of individuals throughout the local construction industry.

Committee members include:

- Alzbeta Bowden – Exhibitor Liaison
- Wally Bostelmann – Sales
- Danny Clark – Tickets & Marketing
- Gary Cofer – Co-chair, Awards & Marketing
- Charles Cooper – Facilities
- O. B. Harris, Jr. – Power Point Program
- Ron Roberts – Chair & Sales
- Jon Schrack – Food & Beverage
- Mark Thoss – Marketing
- Dexter & June Varnell – Food & Beverage
- Mark Wilson – Student Liaison
- Drake Young – Student Booth
- Dirk Veteto - Signage

The next meeting will be held on Wednesday, November 18, same place and same time.

Respectfully submitted,

*Ron Roberts*  
2010 PDS Committee Chair

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## CSI 50th Anniversary Celebration

### Corrections to the October 2009 PerSPECTive:

I apologize for the listed errors & omissions - please pardon my absence, my mind and heart were elsewhere.



Do you remember? Rhea Taylor, Charter Member; Allen Barnhardt, Little Rock Chapter, and Dan Brewer, Memphis Chapter Past President

1. Page 9 – It's June, not Joan Varnell!
2. Page 10 – In case you haven't noticed, Institute President, Mike Davis, and wife, Kay, were also seated at the head table. In addition, Chapter President, Pam Davidson, and husband, David, were also up there at the other end.
3. Page 11 – The "Out-of-Towners" table also included Mark Sundquist, Past President of the Knoxville Chapter.
4. Page 13 – We overlooked one of our Past Presidents who was present, but not in the "Living Past Presidents" photo: Rob Huserik. He was busy with the video.
5. And last, but certainly not least, the photo of the table with Dan Brewer, et al, was omitted – it is included in this issue.



Pam Davidson, Chapter President greets a former Memphis Past President, Louis Medcalf, now living in Hermitage, Tennessee.



Carol & Harvey Wilmoth with Granddaughter, Kayla



Selling Shirts and Cars: Carol Neison, Diane Graves and Charlotte Cooper

Thanks, Ladies, for a job well done!

## CSI 50th Anniversary Celebration (cont'd)



Chapter President, Pam Davidson, greets Rhea Taylor, Charter Member, who came over from Maumelle, AR



Jim Neison, Past President, greets one of our Nashville members, Mark Swartz



Pam Davidson, Chapter President, greets more early arrivals: Past Presidents, John Bigham and Louis Medcalf, and Shirley Bigham.



Two smiling ladies, Taylor Smith and mom, Jammie Smith



Discussing old times: John L. Dennie and Dan Brewer



Rod Vreeland with Chapter President, Pam Davidson – Pam says that Rod was her inspiration and mentor in joining CSI way back in 1989!

## CSI 50th Anniversary Celebration (cont'd)    October Meeting



OLD FRIENDS ARRIVE EARLY, L-R: CARL & JOAN DRENNAN AND MARYLYN & DON MANLEY



THE OLD AND THE NEW, L-R: B. J. AGNEW, NITA & DAN BREWER, MICHAEL JONES, HOLLIS ROBISON, ROD VREELAND, ANNETTE & S.T. HOLMES (HE'S SINGING)

### Road Trip

Last Thursday October 15 your CSI Chapter hosted a trip to the Tennessee Air National Guard newest facility. This is the first road trip our chapter has had in some time. There were approximately 50 persons in attendance.

Food and refreshments were served by Lenny's. Lenny's had the opportunity to use our chapter as a sounding board or guinea pig as it may be to sample their new hot food. The comments were very favorable.

After the meal and chapter business were conducted the program got underway. The base commander gave us all a short history of the development of the new base using a power point presentation and photographs to chronicle the construction process. He then conducted a tour of the huge hangars. There are actually three hangars although from the road you only see two. One is really double in size with a divider wall to separate one hangar from another. The hangars are huge because the planes being serviced are huge C5 cargo planes. After a tour of the hangars the commander conducted a tour of a C5. Wow and to think these birds can really fly fully loaded! Really amazing!! The tour of the hangars and the C5 was great and everyone had a good time. The presentation also touched on subject matters such as funding, bureaucracy, project management, site work, building design, and the project delivery method.

We will try to plan another road trip for the new fiscal year. If you have any ideas let me know.

*Charles F. Cooper, CSI, CCCA  
President Elect and Program Chairman*

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## TANG Visit October Meeting



CSI Members encounter the C5A Galaxy at the Tennessee Air National Guard station  
Many thanks to the Guardsmen and their families for all they do, and for the excellent tour.

## Maximizing Memberships

Raised in a military family and having been in the US Navy himself, Ron Shirley has seen the world. Living in places like Newfoundland, Canada and Puerto Rico, Ron is one of the most well-rounded, rugged individuals you will ever know. From his military experiences to his work in the commercial construction loan business to his current career as a manufacturer's rep, Ron has learned to be a no-nonsense, tell-it-like-it-is, hands-on professional. A problem solver, always the guy with the answer, Ron is revered and sought after by architects, contractors and manufacturers alike as an expert in concrete. His advice and consultation has saved owners and contractors hundreds of thousands of dollars over the years.

Owners such as J. Strickland in Olive Branch saved over \$100,000 thanks to Ron Shirley. Others such as Coca Cola, Thyssenkrup, Toyota, Germantown Methodist Hospital, Macy's and University of Memphis have Ron to thank, not just for money saved but money smartly spent. Ron saved you and me money on Federal Government projects like VA Hospitals, Air Force and National Guard Hangar installations.

A transplant to Memphis, Ron graduated from Frayser High School, did a stint in the Navy and then returned to earn a BBA from the University of Memphis. Ron has been the representative for Euclid Chemical for the past 18 years covering the Memphis/Mid-South area consisting of Mississippi, Tennessee and Arkansas. Euclid is a 100 year old company that manufactures over 400 different products for concrete and masonry. Ron is an expert not only in those products, but in the usage and preparation for them as well.

As a member of various support organizations, Ron avails himself to the local construction industry thru seminars and box lunches for architects and contractors. He routinely performs industry service work and is a vital supporter of the Memphis chapter of CSI (Editor's Note: Ron has been a member of CSI-Memphis since 6/18/2004).

Ron and his wife Pam maintain a residence in Munford, TN where he is an avid outdoorsman, biker and family man.

*Pam Shirley & Bill Beaty*



*Ron Shirley, CSI*

## 50<sup>TH</sup> ANNIVERSARY



**MEMPHIS CHAPTER**

**1959-2009**

**ATTENTION:** Please take advantage of our new online registration by visiting [www.csimemphis.org](http://www.csimemphis.org) to register for monthly membership meetings and programs.

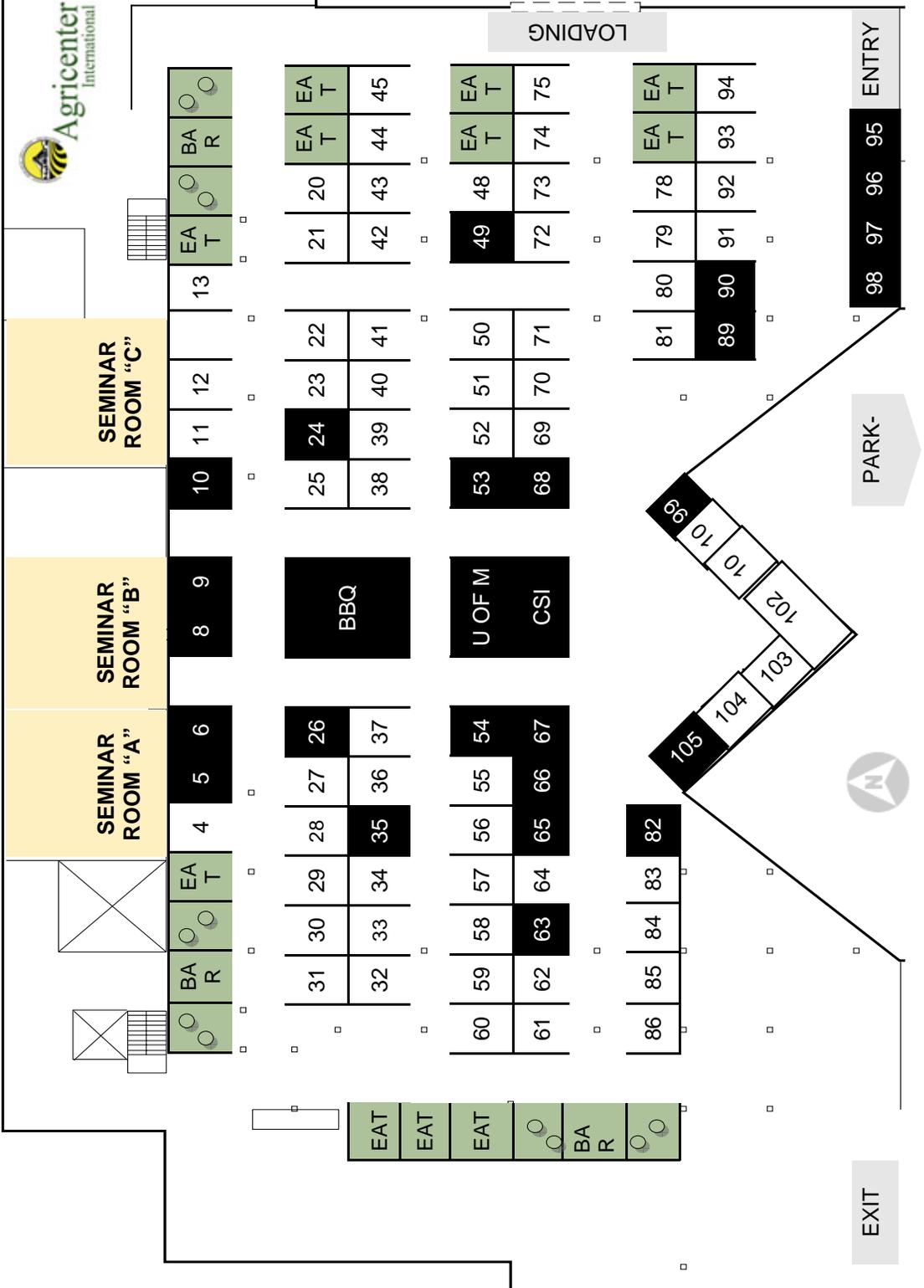


**MEMPHIS CHAPTER OF THE  
CONSTRUCTION SPECIFICATIONS INSTITUTE**

# Products Display Show 2010

## AGRICENTER INTERNATIONAL SHOWROOM

TUESDAY, MARCH 16, 2010—MEMPHIS, TN—4:30pm-8:30pm



updated: 10.18.09



# PDS Exhibitors

No.	Company	No.	Company	No.	Company	No.	Company
01	BAR	33		65	Sealant & Waterproofing Supply	97	International Interior Design Association - Memphis City Center
02	DRINK	34		66	Ludowici Roof Tile	98	Memphis USGBC Regional Chapter
03	EAT	35	Exterior Materials	67	Townsend Door & Hardware Co.	99	Dillard Door & Security
04		36		68	Assa Abloy DSS of the South	100	
05	Ingersoll Rand Security Technologies	37		69		101	
06	Ingersoll Rand Security Technologies	38		70		102	
07		39		71		103	
08	Southern Architectural Sales	40		72		104	
09	Southern Architectural Sales	41		73		105	Euclid Chemical Company
10	Parasol Awnings	42		74			
11		43		75		107	
12		44		76	EAT		
13		45		77	EAT		
14	EAT	46	EAT	78			
15	DRINK	47	EAT	79			
16	BAR	48		80			
17	DRINK	49	Farrell-Calhoun Paints	81			
18	EAT	50		82	SB Group & Associates, Inc.		
19	EAT	51		83			
20		52		84			
21		53	Sherwin Williams Paint Company	85	EAT		
22		54	Porter Paints/PPG Industries	86	EAT		
23		55		87	EAT		
24	Gallet & Associates	56		88	DRINK		
25		57		89	Tamko Building Products		
26	National Guard Products	58		90	Memphis Shelby County Office of Code Enforcement		
27		59		91			
28		60		92			
29		61		93		125	Bar
30		62		94		CSI	CSI Memphis
31		63	Chicago Metallic	95	National Association of Women In Construction	U of M	University of Memphis Architectural Students
32		64		96	Better Business Bureau		

*Dedicated to the memory of William C. Kaiser, CSI*

## Certification: DO NOT MISS THIS OPPORTUNITY!

Plan now to attend the **Certification Study Classes** sponsored by Memphis CSI. Classes run January til March. Dates will be announced on the Memphis Chapter website in December. **For detailed information contact:** Edith Washington, FCSI, CCS - Chair - 692-2474 OR Harvey Wilmoth, PE, CSI, CDT Co-Chair --726-0810

### **CONSTRUCTION DOCUMENT TECHNOLOGIST**

The CDT program - a rigorous and comprehensive course of study leading to a Construction Documents Technologist certificate - is the Path to the other 3 Certification exams, and the key to expanding your knowledge of Contractual Relationships, Use of Construction Documents, and the Construction Process. Using CSI's Project Resource Manual and the AIA and EJCDC General Conditions and Contract Forms, you will learn the stages of Construction Project cycles, Documents produced in each phase, and Relationships and Responsibilities of Project Participants to become a more confident and effective member of your Project Team.

### **CONSTRUCTION SPECIFIER**

The CCS program builds on your knowledge and experience in preparing construction documents by focusing on Construction Contract Types, Agreements, Conditions of the Contract, Changes in the Work, Division 1 General Requirements, Bidding Documents and Requirements, Document Organization, Production Techniques, and Specifying Techniques and Applications. Well-written documents are the best insurance for any project, making your role as a specifier ever more critical. As a Certified Construction Specifier, you will offer the assurance of excellence in preparation of Specifications and other Contract Documents.

### **CERTIFIED CONSTRUCTION CONTRACT ADMINISTRATOR**

The CCCA program guides you through the complexities of modern construction projects, developing your skills and understanding of Project Delivery Systems, Roles and Relationships, Preconstruction Activities, Submittals, Meetings, Construction Observation, Document Interpretation, Schedules and Contract Time, Claims and Disputes, Modifications, Payments, QA/QC, and the Project Closeout process. As a Certified Construction Contract Administrator you will demonstrate to the industry that you understand the construction process, and are a skilled administrator in a time of complex projects, tight delivery schedules, and shrinking budgets.

### **CERTIFIED CONSTRUCTION PRODUCT REPRESENTATIVE**

The CCPR program gives product representatives an in-depth understanding of the overall construction process, and the ability to communicate more effectively with other members of the Construction Team by studying Principles of Effective Product Representation, Marketing and Product Information, Preparation of Construction Documents, Specification Techniques, Division 1 Concepts, the Bidding and Substitution Processes, Warranties and Guarantees, and Construction Activities. As a Certified Construction Product Representative you will be sought out as an Industry Expert and be a vital source of technical information.

### **ATTENTION CCCA CONDIDATES!**

*In response to expressed interest, special intense, interactive study sessions will be held for persons preparing for this certification examination.*

### **SPECIAL NOTICE TO AIA INTERN DEVELOPMENT PROGRAM (IDP) PARTICIPANTS**

CSI Certification Programs have been approved by NCARB for the following training units:

**CSI Construction Documents Technologist (CDT) Certification** Maximum Training Units Allowed: 5

**CSI Construction Specifier (CCS) Certification** Training Category A - Specifications and Materials Research Maximum Training Units Allowed: 5

**CSI Construction Contract Administrator (CCCA) Certification** Training Category B - Construction Phase—Office Maximum Training Units Allowed: 5

A copy of your certificate must be submitted to NCARB to receive credit. (Note: this cannot be combined with EPC activities for satisfaction of minimum training units in this area.)

### **ATTENTION PROFESSIONAL ENGINEERS:**

CSI Certification classes count as 1-PDH (Professional Development Hour) for each 50 minutes of class time.

**FOR MORE INFORMATION GO TO  
WWW.CSINET.ORG  
CLICK "CERTIFICATION"**



# Memphis Chapter Leadership '09-'10

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50<sup>TH</sup> ANNIVERSARY



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## CSI Memphis Chapter Meeting

### "Downtown Revitalization"

presented by Andy Kitsinger, AIA, APA  
Vice President, Planning & Development

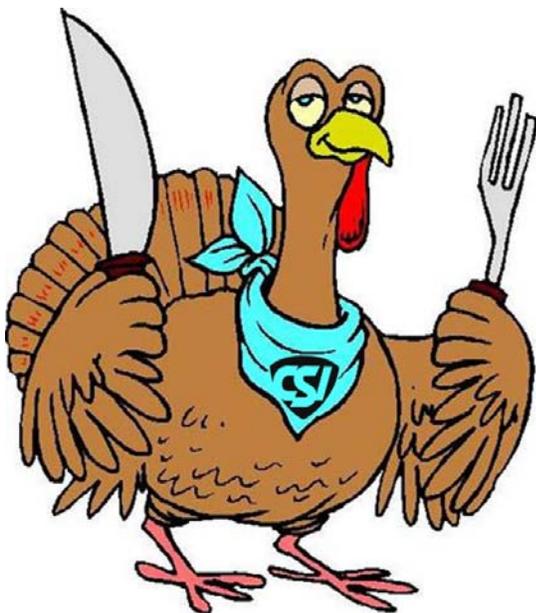
Memphis City Center Commission

The Racquet Club of Memphis

5111 Sanderlin Avenue

Thursday, Nov 19th 2009

5:30 Social, 6:30 Dinner, 7:30 Program



Happy Thanksgiving!

DEMPSIE B. MORRISON SCHOLARSHIP FOUNDATION  
2009

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