G’Day, Thank you to each and every one of you that turned out for our large gathering honoring the late John Bretton in June. It was heartwarming to see how many people shared such warm support and memories of John, and I can only imagine it made his daughter Lise along with his old team at Delawie feel a sense of pride, too. Thank you also must go to Ingrid Baisch who kindly donated the beautiful flowers for our tables in memory of John.

We have started our new fiscal year for 2015/2016, and I would encourage you to become a part of a committee or even look at stepping into one of our open positions. We need YOU. You don’t need a personal invitation to come forward and share your skills, know-how and experience with your Chapter. Please consider this an open invite.

This year, CONSTRUCT is being held in St Louis, Missouri from September 30th through October 3rd. For more information, please visit the following link: 

http://www.constructshow.com

See you at the next monthly meeting. Until then, please remember to share your SPECTICKLE with other colleagues and peers who may benefit from being a part of CSI.

Racquel McGee, CSI, CDT
2014-15 SDCSI President
Calendar of Events

- **FRIDAY, JULY 31, 2015**
  - **FIRST POST - 4:00 PM**
  - **GATES OPEN - 2:00 PM**
  - **CSI SAN DIEGO “A DAY AT THE RACES”**
  - **Location:** Del Mar Thoroughbred Club
    - Pacific Pavilion
    - 2260 Jimmy Durante Blvd, Del Mar 92014

- **THURSDAY, AUGUST 27, 2015—5:30 PM**
  - **CSI SAN DIEGO MONTHLY DINNER MEETING**
  - **Program:** Plastering in the 21st Century: Premixed Portland Cement Plaster/Systems
  - **Presenter:** Jerry L. Pozo, CSI, CDT, BS
    - Divisions 3, 4, 9 Technical/Specifications Consultant
    - BMI Products—A Sika Company
  - **Location:** NewSchool of Architecture + Design
    - 1249 F Street, Downtown San Diego
    - (Enter near the corner of 13th & G Streets.)

- **THURSDAY, SEPTEMBER 24, 2015—5:30 PM**
  - **CSI SAN DIEGO MONTHLY DINNER MEETING**
  - **Program:** To be determined
  - **Presenter:** To be determined
  - **Location:** To be determined

- **SEPTEMBER 30 TO OCTOBER 3, 2015**
  - **CONSTRUCT2015**
  - **Location:** The America’s Center
    - St. Louis, Missouri

- **THURSDAY, OCTOBER 22, 2015—5:30 PM**
  - **CSI SAN DIEGO MONTHLY DINNER MEETING**
  - **Program:** To be determined
  - **Presenter:** To be determined
  - **Location:** To be determined

San Diego CSI is an AIA/CES Registered Provider.

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Margy Ashby at admin@sandiegocsi.org
or 877.401.6733 / 619.401.6733.

**DEadline** for newsletter input:
**MONDAY, SEPTEMBER 14th**
What Does the Future Hold for Specifiers?

by Sheldon Wolfe, RA, FCSI, CCS, CCCA, CSC

In the last few years, it has been proposed that owners might benefit from hiring specifiers directly; it has even been suggested that specifiers might help owners choose architects. Specific aspects of these ideas, and of related issues, were addressed by member presentations at the 2012, 2013, and 2014 CSI annual conventions. There will be one similar presentation at this year’s convention.

Last year, at the convention in Baltimore, several Institute directors and interested members met to discuss a report that had been submitted to the Institute board by Ujjval Vyas, PhD, of the Alberti Group. This report, titled “The Risk Management Value of Specifications,” was prepared at the request of CSI. The report’s Executive Summary noted conditions that would surprise few specifiers: Specification software is beginning to replace activities traditionally done by a specifier; contractors are becoming more involved in specifications, especially in design-build projects; and specifiers suffer from the Rodney Dangerfield syndrome – “I get no respect!” Their value often is not appreciated by their employers, with commensurate effect on stature, compensation, and opportunity for advancement.

What will happen to specifiers in the next decade? Will they be replaced by software? Will they shed the grunt work of word processing and become even more valuable, devoting their time to product research, coordination of documents, and adding intelligence to the building model? Or will they simply fade away?

Just as has happened with drawing - we moved from linen to vellum to digital images, and we moved from drafting to CAD to building modeling, yet all of these options remain in use - all of the above possibilities for specifiers will exist in some degree, and it’s possible someone will continue using a typewriter to write specifications. But which of these possibilities, or what combination of them, will be most common?

What I see suggests the answer won’t be to the liking of most specifiers. Specifying software will get better, it will extract more information from the building model, it will get easier to use, it will further automate editing of specifications, and it will be seen as a replacement for specifiers. Contractors will continue to increase their importance during construction, and designers will continue to lose credibility with clients. Will specifiers soon find themselves in the unemployment line?

What happens, both to specifiers and to specifying as a career, will be affected by what specifiers do to influence the discussion. If they do nothing, they will be further marginalized, and though they might not be laid off, they may not be replaced when they leave. Based on what I’ve seen, that is the likely course.

Fifty or so years ago, it wasn’t difficult to see what specifiers could contribute; it also wasn’t difficult to see the value in CSI membership. At that time, commercial guide specifications didn’t exist, so firms needed people who could start with a blank sheet of paper and write a specification. Manufacturers’ literature was often inconsistent, incomplete, hard to get, and hard to understand. Since then,

For centuries, the architect’s primary tool for conveying information was the drawing. More recently, specifications were added, but it may not be long before the building model, incorporating both graphic and verbal information, becomes the single tool for communicating with the project team. I frequently find myself blaming the educational system, and I’ll do it again. By ignoring these communication tools, and by focusing on planning and pretty pictures, architecture schools not only fail to teach students what contract documents are and how they should be used; they also instill a disregard, even a disdain, for them. As architects move on in their careers, that attitude stays with them, and when forced to deal with anything other than a drawing, they don’t know where to start. All of which gives rise to a common complaint of specifiers: “No one has the time to read specifications – until they’re in trouble, when they run to the specifier and ask if there’s something there to cover their exposed derrières.”

How concerned are specifiers? How many of them will accept the challenge and work to improve and promote their value? How many will just muddle on, squinting at their monitors until their perceived value no longer justifies their existence? Are specifiers content to let others decide their futures? Or will they take action to determine their own fate? A few - Marc Chavez, Beth Stroshane, David Stutzman, John Guill, Liz O’Sullivan, and Cherise Schachter come to mind - have expressed their thoughts by blog and in convention presentations, but there has been little response. After three years of increased discussion of the business and the future of specifications, which restored the excitement I experienced at my first CSI convention, we have but one such presentation this year.

Specifiers, do you care? Are you interested in what happens to your profession? Blogging is fine, but the convention provides a place where we can meet face-to-face, throw out ideas, and hash them out. And yes, there will be disagreement!

While you’re at the convention in St. Louis, go to the CSI booth and to the Informa office, and tell them what you want to see at next year’s convention.

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6 Tips on Maintenance of Exclusive Use Common Areas for HOAs

by Matthew Boomhower – Construction Manager, Architect, Attorney, & Business Owner

On January 1, 2017 California Civil Code §4775 will change in part to read as follows:

Unless otherwise provided in the declaration of a common interest development, the owner of each separate interest is responsible for maintaining the exclusive use common area appurtenant to that separate interest and the association is responsible for repairing and replacing the exclusive use common area.

Homeowners Associations (HOAs) and homeowners in common interest developments are justifiably concerned about this modification. In fact, it will be critical for HOAs to define what is or is not exclusive use common area and what maintenance the homeowner will be expected to perform. Here are the issues I think HOAs need to be considering as they plan for this change in the code.

1) Changes to Governing Documents

Many HOAs are considering making changes to their governing documents to make the homeowner responsible for repair and replacement as well as maintenance of exclusive use common area elements. This may be appropriate in some cases, such as concrete patios in back yards or for single family homes where the only common area is landscaped. However in other association types, the HOA will need to establish specifications and criteria for determining minimum standards that should be used if and when these elements are replaced. What happens when a homeowner replaces the deck surface on their exclusive use balcony, does it improperly, and water intrusion damages the unit below? Even if the balcony is exclusive use common area, is the building structure? (Hint – probably not). So now the HOA bears the cost for the improper maintenance of the exclusive use common area.

2) Define Maintenance

HOAs will need to develop maintenance guidelines and specification to identify what maintenance is required and how frequently it must take place. HOAs will need to have some empirical, objective evidence to show that a homeowner either met or failed to meet their maintenance requirements for an element. Otherwise the HOA is exposing itself to litigation or increased costs when the maintenance is not performed or the system fails and damages other units or the common area.

3) Be Realistic

At a recent Community Association Institute (CAI), San Diego chapter lunch meeting the education session was on this topic. Both Susan McClintic from Epsten, Grinnell, and Howell and Andy Henley from ProTec Building Solutions expressed concern about HOAs just letting homeowners decide what maintenance to do, how to do it, and what products to use. HOAs will need to be realistic about what work they want homeowners to be responsible for. Frequently we see work done by homeowners or unlicensed handymen that is incorrect, dangerous, or that creates major issues for the HOA to deal with. HOAs cannot just use this code change to pass along responsibility to homeowners, they will need to be realistic about deciding what homeowners can and cannot be expected to maintain properly.

4) Use Professionals, part 1

The business judgment rule establishes the standard that volunteer boards are held to in carrying out their duties. This is one of those situations where the board should involve outside experts (architects, construction managers, contractors, attorneys) to advise them on the best way to approach these decisions. The board of a HOA has as its most basic duty the preservation of the common areas. Making decisions about maintaining exclusive use common area elements, especially when those elements can impact the common area, is simply too important to address without professional guidance.

5) Use Professionals, part 2

As with any regulation, merely making something the homeowners’ responsibility will not ensure it is being done. As with any rule that an HOA adopts, there has to be some type of enforcement mechanism. A rule without enforcement is a suggestion, and people ignore suggestions. HOAs should consider establishing procedures by which they can ensure that maintenance is being performed and has been done.

(cont’d on page 5)
What's HAPPENING at Balboa Park?!

Centennial Music Series (thru September 6, 2015)

To celebrate the 100-year anniversary of the 1915 Panama-California Exposition, Balboa Park is expanding its usual repertoire of free summer music series. Among the highlights is the inaugural Music in the Park series in the newly furnished Plaza de Panama on select Thursday nights and every Saturday afternoon. In addition, the popular Twilight in the Park concert series will add special Centennial Preview Concert activities one hour before select concerts throughout the summer. The International Summer Organ Festival continues its Monday night tradition by featuring special guest performances in honor of 2015.

With the Balboa Park Centennial Celebration comes a huge assortment of after-hours entertainment activities. Leading the pack are several music series (both new and familiar), extended evening hours at many of your family’s favorite museums, and not just one, but three free outdoor film series.

Headlining this year’s diverse concert lineup is the new Centennial Preview Concert Series, which teams up with the terrific Twilight in the Park concert series to extend the Centennial experience another full hour on select weekday nights.

On August 4, prior to the Heliotrope concert, will be an evening of antique cars, barbershop quartets, and dancing lessons to help bring 1915 to life!

Many more museums are offering extended evening hours this summer. Days of the week and hours vary by museum. Suffice it to say, no one will have to take precious time from their “day job” to catch the Centennial’s humungous wave of exhibitions, including Coney Island: Visions of an American Dreamland at the San Diego Museum of Art (open late on Friday), 7 Billion Others at the Museum of Photographic Arts (open late on Thursday), and Circus: Science Under the Big Top at the Reuben H. Fleet Science Center (open until at least 6pm most days).

Making for the perfect Centennial summer night cap are three different free outdoor film series this year, including the Old Globe’s Shakespeare Film Festival, The San Diego Museum of Art’s annual Film in the Garden series, and the new Outdoor International Film Festival in Spreckels Organ Pavilion. As with any free event with limited seating, it’s advisable to arrive early to mark your territory!

6 Tips on Maintenance of Exclusive Use Common Areas for HOAs (cont’d from pg 4)

properly. This may require the HOA to adopt a process similar to their architectural change request process whereby homeowners inform the HOA they are doing or have done required maintenance and the HOA verifies that the work meets their standards. Depending on the type and location of the maintenance work being performed, this may be beyond the ability of the Board and even the management company to inspect. The HOA may need to bring in an outside consultant who can ensure that work is being done and has been done correctly.

6) Small HOAs are not exempt

Once again, this is an example of the Davis Sterling Act being one size fits all. Many small associations are simply not as able to address these challenges as larger associations. It will be critical for these HOAs to get on top of this change and the impacts to their association.

If done properly, this change in civil code has the potential to be mutually beneficial to both HOAs and their homeowner membership. It will be up to the HOA to make sure that this transition happens smoothly.

Matthew C. Boomhower is the founder and president of Southern Cross Property Consultants; a construction management, architecture, and facilities management consulting firm. He is licensed as both an Architect and an Attorney. Matthew is also a past President of the San Diego Chapter of CSI. He can be contacted at matthew@southerncrosspc.com or 858-395-8657.
“TRIBUTE TO JOHN BRETTON” AT CSI SAN DIEGO’S INSTALLATION & AWARDS EVENT AT GORDON BIERSCHE

JOHN'S DAUGHTER, LISE BRETTON, TOLD THE BEST STORIES AND GAVE THE BEST IMPRESSIONS OF HER DAD.

CLICK HERE FOR ADDITIONAL PHOTOS FROM THE TRIBUTE TO JOHN BRETTON. (cont’d on page 7)
“Tribute to John Bretton” Photos

(cont’d from pg 6)

(cont’d on page 8)
Installation of 2015-16 Board of Directors and Awards Photos
Awards Photos (cont'd from pg 8)
President  
Racquel McGee, CSI, CDT  
Berridge California Sales Co.  
Ph: 818.281.3366  
Fax: 888.230.0056  
Email: rmcgee@berridge.com

Vice President  
... VACANT

Secretary  
James Likes, CSI, CDT  
Vista Paint Architectural Services  
Ph: 858.205.5500  
Fax: 714.459.4690  
Email: jlikes@vistapaint.com

Treasurer  
Brian Giguere, CSI  
Architectural Concepts, Inc.  
Ph: 619.531.0110; 619.549.0443 cell  
Email: bgiguere@gmail.com

Advisor  
Neal Drell, CSI, CCPR  
Ph: 760.578.6693  
Email: neal.drell@gmail.com

Director  
Craig Finch, CSI  
RCP Block & Brick  
Ph: 619.460.7250  
Email: cfinch@rcpblock.com

Director  
Steve Josee, CSI  
Steve Josee, AIA architect  
Ph: 951.595.2930  
Email: sjosee69@gmail.com

Director  
Doug Wolthausen, CSI  
Pacific Southwest Coatings  
Ph: 760.658.4605  
Email: dougwolthausen@pacificsouthwest.net

Executive  
Margy Ashby  
Ph: 619.593.9988 office  
619.302.3257 cell  
Email: admin@sandiegocsi.org

Finance  
Brian Giguere, CSI  
Ph: 619.531.0110; 619.549.0443 cell  
Email: bgiguere@gmail.com

Golf  
Neal Drell, CSI, CCPR  
Ph: 760.578.6693  
Email: neal.drell@gmail.com

Membership  
Jessica Sears, CSI  
Ph: 619.235.9780  
Email: searsje15@gmail.com

Planning  
... VACANT

Programs / Events  
Craig Finch, CSI  
Ph: 619.460.7250  
Email: cfinch@rcpblock.com

Technical  
Rob Smith, CSI, CCS, RA  
Ph: 760.670.8670  
Fax: 760.753.8203  
Email: rbsmithccs@aol.com

Academic Affairs  
CONTACT Racquel McGee, CSI, CDT  
Ph: 818.281.3366  
Email: rmcgee@berridge.com

Awards  
... VACANT

Certification  
Steve Clayton, CSI, CDT  
Ph: 619.857.9978 cell  
Email: srcla10@gmail.com

Communications: Newsletter  
Rob Smith, CSI, CCS, RA  
Ph: 760.670.8670  
Fax: 760.753.8203  
Email: rbsmithccs@aol.com

Communications: Website  
Doug Wolthausen, CSI  
Ph: 760.658.4605  
Email: dougwolthausen@pacificsouthwest.net

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OCCISSI Newsletter, July/August 2015

Orange County Chapter of the Construction Specifications Institute

OCCCSI is GOLDEN!

Construction Products & Services Expo 2015

Tuesday, September 8, 2015

Marconi Automotive Museum & Foundation for Kids Seminar

California’s Water Crisis Solutions

Session One:
Water Conserving Landscape Design
Speaker: Bill Schnetz
2:00 – 3:00 PM

Session Two:
Southern California Seawater Desalination Projects
Speaker: Jonathan Loveland
3:15 – 4:30 PM

Pre-Registration Form

☐ YES, I WILL ATTEND THE SEMINARS AND TRADE SHOW.
☐ YES, I WILL ATTEND THE TRADE SHOW ONLY.
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ATTENDANCE IS FREE. 3 AIA /CES’S (Continuing Education Hours) WILL BE AVAILABLE. REGISTER EARLY!

Door Prizes are for Design Profession and Non-Exhibitor Attendees Only. *NON-EXHIBITING INDUSTRY AND MANUFACTURER’S REPRESENTATIVES ENTRY FEE $500.00.
Session One:
Water Conserving Landscape Design
2:00 – 3:00 PM

Bill Schnetz, Schnetz Landscape Company, is a certified landscaping professional and design-build landscape contractor with more than thirty year’s experience in garden design, construction, and maintenance. Schnetz co-authored Life After Lawns: 8 Steps from Grass to a Water-wise Garden, an environmentally timely book. The Schnetz philosophy is that landscaping raised to higher levels of artistic expression can very easily be called “landsculpture”. Landscaping in the hands of a trained professional is unlimited in its potential for creativity. A wonderful garden is like a portrait to an art collector.

Session Two:
Southern California Seawater Desalination Projects
3:15 – 4:30 PM

Jonathan Loveland, PE, Vice President & Technical Services of Poseidon Water has over 16 years of experience in resolving a diverse range of water supply and treatment issues for municipal water districts and other public and private entities. He has been working on the development of multiple large-scale seawater desalination projects located in California. Poseidon Water, a company specializing in water project development, currently has two desalination projects being developed in Southern California - Carlsbad and Huntington Beach. In light of the current drought crisis, Southern Californians are becoming more aware of the need for alternative sources for pure drinking water. Desalination is a process that uses multiple steps to remove salt dissolved in water, purifying the water to make it safe to drink or use for other purposes.