

# perSPEctive

The Newsletter of the New Jersey Chapter of the Construction Specification Institute, Inc.  
Volume TWO Number 3

## NJ CHAPTER CSI 2004-2005 Program Schedule

Mark your CALENDARS NOW for the events you wish to attend.

- September 10**      **4th Annual Golf Outing**  
*Gambler's Ridge, Cream Ridge*
- September 13**      **"Getting the Point"**  
A discussion of how to attain point totals for a LEED project.  
**SPEAKER:** *Scott Chrisner*
- September 23-26**      **Northeast Regional Conference**  
*Buffalo, NY*
- October 4**      **"What's in, What's out and Where did it go!"**  
An overview of the changes in Divisions 2-14  
**SPEAKER:** *Bill Jacquette & Bill Dubois*
- November 1**      **"It's the Economy Stupid!"**  
Where should Architects look for  
business over the next 5 years
- December 17**      **"Having a Ball" Holiday Party**

**Register  
TODAY!**

## 2005

- January 10**      **"We Just Found Out"**  
Master Format Divisions you will regularly now use  
**SPEAKER:** *Bill Jacquette*
- February 7**      **"The jobs not done til the paper work's complete"**  
The new documentation requirements for LEED 2.1  
**SPEAKER:** *Scott Chrisner*
- March 7**      **"Team-Up!" Joint AIA Meeting**  
Minimize & Maximize with an effective project team..  
**SPEAKER:** *Michael Goldberg*
- April 4**      **"You must have played with Lego's"**  
Discussion of Design/ Build Concepts  
**SPEAKER:** *John Martin and Joe Barrett*
- May 6**      **"Handing out "KUDOS" Awards Dinner**
- September 9**      **"A Good Walk Interrupted" 5<sup>TH</sup> Annual Golf Outing**

Chapter Meetings are the first Monday of the Month @6:30 at The Forge Inn.



Knowledge for Creating  
and Sustaining  
the Built Environment

October 2004

Mark Your  
Calendars



**Nov. 1, 2004**  
**Chapter Meeting**  
"It's the Economy  
Stupid"  
*The Forge*

**Dec. 17, 2004**  
**Holiday Party**  
"Having a Ball"  
*The Forge*

**January 10, 2005**  
**Chapter Meeting**  
"We Just Found Out"  
*The Forge*

**February 7, 2005**  
**Chapter Meeting**  
"The Jobs Not Done til  
the Paper work's  
Complete"  
*The Forge*

**March 7, 2005**  
**Chapter Meeting**  
"Team-Up"  
*Joint AIA Meeting*



**New Jersey Chapter  
FY 2005  
Chapter Officers**

**President:** Susan Sheffmaker, CSI, AIA  
Sheffmaker, L.L.C.  
732-514-9543  
ssheffmaker@mindspring.com

**President-Elect:** Les Cadigan, CSI, CCPR  
MAB Paints  
732-492-0853  
lcadigan@mabpaints.com

**1<sup>ST</sup> Vice-President:** Les Cadigan, CSI, CCPR

**2<sup>ND</sup> Vice-President:** Pat Gallagher, CSI, AIA  
DiCarubino Architects  
973-256-0202  
pgallagher@dicarubinoarchitects.com

**Treasurer:** Diana Rattazzi, CSI  
Benjamin Moore Paints  
800-635-5147 x1894  
diana.rattazzi@benjaminmoore.com

**Secretary:** Lauchlin MacMillan, CSI  
VISE Group  
201-489-3709  
lmacmillan@visigroup.com

**Director:** Mary Hosley, CSI, CCPR  
ICI Paints  
973-208-0357  
MARY\_HOSLEY@ICI.COM

**Director:** Ruma Som, CSI  
Ingersoll Rand, Safety & Security  
201-612-7459  
ruma\_som@irco.com

**Immediate**

**Past President:** Mike Debiak, CSI, CDT  
DMJM +Harris  
718-777-6809  
michael.debiak@dmjmharris.com

**NE Region Director**

**NJ Chapter:** Mike Debiak, CSI, CDT

**Committee Chairs 2004-2005**

**Certification:** Mary Hosley, CSI  
**Membership:** Susan Sheffmaker, CSI, AIA  
**Program:** Les Cadigan, CSI, CCPR  
**Technical:** Ruma Som, CSI  
**Newsletter Editor:** Mike Debiak, CSI, CDT

**Awards, Certification, Student Liaison, and Finance committees still have open Chairs. If you are interested please contact Mike Debiak @ 718-777-6809**

**Using MasterFormat's 2004 Edition  
Could Cut Building Costs 5 to 10 Percent While Reducing  
Changes and Delays During Construction**

ALEXANDRIA, VA (October 19, 2004) – Using the 2004 edition of MasterFormat™ to develop commercial/institutional structures' construction specifications could result in an estimated 5 to 10 percent savings in construction costs, according to the Construction Specifications Institute (CSI).

MasterFormat, a product of CSI and Construction Specifications Canada, is the organizational standard for specifications, the written instructions for construction, and other information for most commercial and institutional building projects in the U.S. and Canada. The complete 2004 edition, the most significant rewrite in MasterFormat's 40-year history, is due for release in November.

MasterFormat's 2004 edition can cut construction costs because its much expanded content fosters fuller and more accurate specifications, which can reduce costly changes or delays in projects due to incomplete, misplaced, or missing information. For example, the new edition provides for better specifications about modern buildings' data, communications, and automation systems.

CSI member Tom Rauscher, a Rochester, N.Y., communications, life safety, and automation systems consultant, estimates an average 5 to 10 percent savings in construction costs when such systems are addressed fully in a building's specifications. "When it's coordinated [during the design phase] between consultants, it's a relatively minor problem to deal with. But when the building's already under construction, it's much harder to resolve," he said.

Data in commercial construction project manuals about voice, data, and video networks has often been deficient, misplaced, or left out because of the limited capacity of MasterFormat's previous version, the nine-year-old 1995 edition. Its formatting structure doesn't have enough locations for specifications in a construction project manual to address the tremendous growth in the volume and complexity of information about such fast-advancing systems. Specifications writers have tried to make do by placing data in project manuals where they could, using their individual judgment about locations, if they could be found at all. Many people have added non-standard slots for missing information, without reference to the MasterFormat standard.

According to Rauscher, the resulting changes and delays during construction have driven up the cost of building voice, data, and video systems as much as 50 percent, and thereby have added 5 to 10 percent to facilities' overall construction costs. Changes and delays have taken such forms as:

- Tearing down walls to install cabling and/or cable pathways and then rebuilding the walls.
- Adding closets or rooms not in the building's plans to house switches, servers, and other components for such systems.
- Expanding the heating, ventilating, and air-conditioning system to handle the heat generated by such systems.
- Paying for express delivery of large amounts of construction products, such as wire and cable, to minimize schedule delays.
- Paying crews overtime to install such systems to help keep the overall project on schedule.
- Using higher-interest money, such as via a line of credit, to pay for such systems because they had to be addressed as a change order during construction. Lower-interest money, via the building's mortgage, can be used for such systems when they are covered fully in the project manual's specifications, developed during the design phase.
- Paying additional money to install voice, data, or video systems after the building has been built.

The added costs for such systems, which the building owner either absorbs or passes on to his/her customers, can be even greater for technology-rich facilities such as hospitals and hospitality and entertainment facilities. Such buildings have elaborate systems for intercom, paging, closed-circuit television, nurse call, public address/audio applications, and others.

"MasterFormat's expanded 2004 edition reflects the fact that the 'wiring' of today's commercial and institutional buildings is about data and communications transmissions as much as it is about power delivery. That reality must be fully addressed during the design phase of a construction project through the specifications. It will lead to more cost-efficient and smoother project delivery, as well as facilitate future maintenance and accommodation of new technologies over the life of the project, all reasons why the building design and construction process will take a giant step forward when the industry transitions to this new edition," said CSI Executive Director Karl Borgstrom, Ph.D.

Functioning as the "Dewey Decimal System" for organizing construction information, MasterFormat is divided into divisions, and each division is composed of sections. The 2004 edition has additional divisions and many more sections. That includes the following new divisions concerning communications and other information delivery systems for buildings:

- Division 27 – Communications
- Division 25 – Integrated Automation and Control
- Division 28 – Electronic Safety and Security

The new edition's added divisions and sections also enable specifications to better address building owners' evolving construction priorities such as security, life safety, and environmentally responsible facilities. Another new feature of MasterFormat's 2004 edition is divisions and sections for standardizing specifications for heavy civil construction, such as dams and bridges, and process engineering construction projects, such as power plants and refineries.

The section numbers and their titles of MasterFormat 2004 are downloadable at no charge from CSI's website at [www.csinet.org/masterformat](http://www.csinet.org/masterformat).



**New Jersey Chapter  
Meeting Announcement  
November 1, 2004**

**It's The Economy Stupid!**

Where should Architects look for business over the next 5 years.

**The Forge Inn**

**5:30 Cocktail Social** *Cash Bar*  
**6:30 Chapter Meeting and Dinner**  
**Program to Follow Dinner**  
**Board of Director's Meeting**  
*Immediately following*

**\$35.00** for CSI Members and Guests **\$40.00** for Non Members

*NOTE: All NJ CSI Monthly Programs Offer Learning Credits*

**SPEAKER: Dr. James W. Hughes, Dean Edward J. Bloustein School of Planning and Public Policy Rutgers University**

**Register  
TODAY!**

For reservations contact Diana Rattazzi  
Benjamin Moore Paints.  
[diana.rattazzi@benjaminmoore.com](mailto:diana.rattazzi@benjaminmoore.com)  
914-261-8603

**FedEx to Build California's Largest  
Corporate Solar Power System**  
[GreenBiz.com](http://GreenBiz.com)

MEMPHIS, Tenn., Oct. 19, 2004 - FedEx Corporation and the City of Oakland have announced that FedEx Express will construct California's largest corporate solar electric system atop its hub at Oakland International Airport. The 904-kilowatt solar array will provide approximately 80% of the peak load demand for the company's Oakland facility, which employs 1,700 people. Completion is expected in May 2005.

"With this project, FedEx will deliver more environmental innovation to California," said Mitch Jackson, managing director, corporate and international environmental programs, FedEx Express. "From hybrid electric delivery trucks to solar power, we are proud to lead our industry in committing to real, practical ways to reduce pollution, conserve fossil fuels, and contribute to a greener world."

"FedEx is proving that solar power works for business," said Oakland Mayor Jerry Brown. "Thanks to the vision shown by FedEx, we're adding nearly one megawatt of zero-pollution electric generating capacity to Oakland. With this project, we're well on our way to my administration's goal of adding five megawatts of solar power in Oakland by the end of 2005." The project also supports the environmental sustainability goals of the Port of Oakland, which hosts the FedEx Express hub facility.

FedEx's solar generation system will cover 81,000 square feet on the roofs of two buildings. Sunlight will be converted directly into electricity by 5,769 photovoltaic modules, comprised of more than 300,000 solar cells from Sharp, the world's leading producer of solar technology. In addition to generating electricity, the solar panels help insulate the buildings, reducing their heating and cooling costs. The global supply chain capabilities of FedEx will contribute to keeping the project on schedule. FedEx Express will fly the solar cells, manufactured in Japan, to Sharp's assembly facility in Memphis, Tennessee, to be assembled into modules. FedEx Freight will then truck the assembled modules to the Bay Area.

The Oakland solar project will be designed and built by Berkeley-based PowerLight Corporation, leading manufacturer and supplier of large-scale solar electric systems and energy efficiency services. PowerLight's local solar projects include the Moscone Center in San Francisco.

The electricity generated by the FedEx Oakland solar electric system will be the equivalent used by more than 900 homes during the daytime.

The Oakland solar project is the second major FedEx environmental innovation in California this year. In Sacramento in March, FedEx Express became the first company to make a long-term market commitment to develop and use hybrid electric delivery trucks, developed in partnership with Environmental Defense and Eaton Corporation. The FedEx OptiFleet E700 diesel-electric hybrid trucks will be rolled out in additional U.S. cities later this year.



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[diana.rattazzi@benjaminmoore.com](mailto:diana.rattazzi@benjaminmoore.com)

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**R.C.I., R.R.C., C.S.I., C.D.T.**  
Vice President

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[www.barrettroofs.com](http://www.barrettroofs.com)

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Ceramic Tile / Natural Stone

**Ann D'Aprile, CSI**  
Architectural Representative  
Industry Member, IIDA  
845.781.4666 phone/fax  
914.522.9382 mobile  
[ann.daprile@daltile.com](mailto:ann.daprile@daltile.com)

99 Circle Drive Monroe, NY 10950



M.A. BRUDER & SONS, INCORPORATED

**LES CADIGAN, CSI, CCPR**  
*Architectural Representative*

PO BOX 3338  
WEST END, NJ 07740  
(732)492-0853  
FAX (732)222-1601  
[lcadigan@mabpaints.com](mailto:lcadigan@mabpaints.com)

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718-777-6809

[mike.debiak@dmjmharris.com](mailto:mike.debiak@dmjmharris.com)

**"The minute you settle for less than you deserve —  
you get even less than you settled for."**

**KWU Student— Maureen Dowd**

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