HTETCO a Medical Office Building
Using Conceptual BIM (Dprofiler)

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I had an interesting video passed on to me the other day by our EVP of Operations in our Southwest region of Nabholz. Knowing that he is not one to just forward things at a whim I decided to take the approximately six (6) minutes of time to look at it. It is about the 100 – 0 principle. Many of you may already be familiar with the principle. If you are then just bear with me because I feel it is a very appropriate time in our organization to bring the concept to the forefront of our thoughts and actions.

If you have been following my messages you are well aware of some exciting times that are coming in our Society. A small group formed from the Board of Trustees has been working with a consultant, Maxie Carpenter on a viable Strategic Plan that will bring our Society in line with the current time and practices for non-profits and put us in a position to not only survive but return to a continuum of growth that will strengthen us more than we have known in our history. The strategic planning group, along with the entire board and staff are 100% committed to this new direction. At our upcoming board meeting in March we will be working on a unified communications plan that you will hear more about in our regional meetings in the spring. That is the reason for the strategic planning group asking that those meetings be held after the board meeting.

Now back to the relevance of the 100 – 0 principle. As we look to our future filled with some new directions and revisions of our current structure, people will be faced with choices. This principle is basically talking about taking 100% responsibility and 0% excuses. It describes six (6) differences between stepping up and stepping back. We all know that a successful team or organization is one where the membership steps up.

I will admit that after my initial review, when applying the application to my leadership at Nabholz I honestly had to give myself a ranking that was short of 100% when looking at my complete everyday status. When you review the principles you will find out that to remain 100% all the time takes a deliberate effort. If we do so the results have great potential.

In brief here are the differences with the 100% ranking listed first in the row and the 0% ranking listed second:

- Positive / Optimistic vs. Negative / Pessimistic
- Initiator vs. Victim
- CAN Do vs. CAN'T Do
- Speaking Up vs. Staying Quiet
- Listening In vs. Tuning Out
- Constructive vs. Complaining

As we approach our upcoming changes I can tell you with confidence that the majority of your current leaders are 100% in or have voiced their commitment to be so. That is what is being asked of individuals seeking leadership in our Society from this point forward. If we truly want to turn our Society around and grow again, we must have the commitment to be 100% in. For those that wish to see the principle in more detail, you will find it here: link

I want to close out this month leaving you with the question “where do YOU rank? Will you step up, or be one that steps back?” As your current President, my efforts are focused on striving for 100% each and every day in my work for our great organization. Until next month.

God Bless!
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SECTION 1 - INTRODUCTION

When someone is considering how to create a budget when they have nothing more than a napkin sketch, the easiest thing to do is go look at their historical data and multiply the area of the building times the average cost per square foot of their benchmarks. But later on, when the building actually has a design and they’re able to create a more detailed estimate, they know that it’s very likely that their budget has missed the mark either high or low by +- 20%. And they don’t have any backup to their budget costs to really know what trades are trending higher or lower. This is where they need to start thinking about different tools they can use to be able to provide detail at a conceptual level.
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The intent of this paper is to describe the approach that one can take to create a detailed conceptual budget for a new Medical Office Building using a 3D BIM modeling tool called Dprofiler.

**Master Format 2004**

**Main CSI Division**

- Division 01 - General Requirements
- Division 03 - Concrete
- Division 05 - Metals
- Division 06 - Woods & Plastics
- Division 07 - Thermal & Moisture Protection
- Division 08 - Doors & Windows
- Division 09 - Finishes
- Division 10 - Specialties
- Division 11 - Equipment
- Division 12 - Furnishings
- Division 13 - Special Construction
- Division 14 - Conveying Systems
- Division 21 - Water Suppression
- Division 22 - Plumbing
- Division 23 - Heating, Ventilating, & Air Conditioning
- Division 25 - Integrated Automation
- Division 26 - Electrical
- Division 27 - Communications
- Division 28 - Electrical Safety & Security
- Division 31 - Earthwork
- Division 33 - Utilities

**Brief Description**

In order to create a detailed budget estimate, one of the tools available is a software package called Dprofiler that was created by Beck Technology and launched commercially in 2006. Dprofiler is a 3D BIM modeling tool that can be used at a very high conceptual level. Sketches or floor plans can be loaded into the software and used as references to create simple 3D masses of the building that’s being budgeted. Once the mass has been created, then grid lines can be added to create floor slabs and the exterior cladding of the building can be measured. Then, all of the interiors can be added using historical metrics to create a complete estimate. This estimate can be tracked as the project goes along and compared against subsequent estimates. Some of the advantages of creating this type of estimate at such an early stage are that one will be able to see a visual representation of what the project could look like as well as have a comprehensive document that shows what the budget was based on. Estimating can largely be thought of as an “art” at the early stages of design and as a “science” at the later stages of design. This paper will describe the process one can take to use Dprofiler to create a conceptual estimate and try to blend both “art” and “science” together at this early stage.

**SECTION TWO - TYPES AND METHODS OF MEASUREMENT**

**Types of Measurement**

There will be many types of measurements in this paper, including area measurements by square foot (SF), linear measurements by linear foot (LF), volume measurements by cubic yard (CY), measurement of counts by each (EA) and pairs (PAIR), measurement of weight by pounds (LB) and tons (TON), measurement of stairwells by flights (Flight), measurement of elevators by stops (STOP), and measurement of allowances by lump sum (LS).

**Methods of Measurement**

The method by which the estimate line items will be measured will vary in three different ways:

1. Actual measurement – this means that a quantity takeoff will be performed within Dprofiler and the measurement will be added to the estimate as a line item.
2. Approximate measurement – this means that a database of historical metrics will be used to generate quantities for these line items.
3. Gross Floor Area (GFA) measurements – this means that the total area of the building will be used as the quantity and a historical cost database will be used as a basis for the Cost per Square Foot.

Here are the steps required to create the estimate:

1. Sketches / floor plans / site plans are uploaded into the software as reference points. (See image on page 13)
2. The shape of the building is traced onto the sketch and once the area has been drawn it can be pulled up to the proper height of the building. This will calculate the total area of exterior cladding.
   a. Different materials are drawn on the exterior of the building mass. This can be done by actually drawing the doors, windows, and other materials to create actual quantities. Or a blended material can be created to allocate a certain percentage of the different materials which uses approximate quantities. For example, a blended material can be created allocating 30% glazing, 20% metal panel, and 50% plaster.
3. Floor to floor heights will then be added to create the slabs which will calculate the total Gross Floor Area of the Medical Office Building.
   a. The Gross Floor Area should be close to the area you’re told the building should be – if it’s not then the...
sides of the building can be pushed or pulled in or out to reduce or increase the Gross Floor Area of the building as necessary.

b. Assemblies will be added to the floor slabs to build up the total cost of each slab. For example, the first floor slab will contain the assembly for the Slab on Grade components along with calculations for the foundations depending on the foundation type. For the upper floor slabs, the user will need to select what type of slab it is. If there’s structural steel, then that will need to be added on a pounds per square foot basis to create an approximate quantity.

4. Unique Features are added to the outside of the Medical Office Building.

a. This includes items such as canopies or roof screens as well as any other miscellaneous exterior components.

5. Costs are applied to the Interiors of the Medical Office Building.

a. For items such as casework, doors, interior glazing, partitions, floor and ceiling finishes, and specialties - these will be based on historical metrics to create the approximate quantities.

b. For the Mechanical / Electrical / Plumbing (MEP) systems – these are based on an average Cost per Square Foot from historical data and are applied on the total GFA of the building.

6. The entire Estimate is reviewed and revised as necessary to make sure it is as accurate as possible and reflects historical benchmarks.

SECTION 3 - SPECIFIC FACTORS - Effects on Takeoff and Pricing

Some factors to consider when creating a detailed budget estimate:

1. Date of Historical Benchmarks (Escalation) – because many of the historical projects could have been completed in different years, they need to be escalated up to the present day to make sure the cost data is current.

2. Geographic Location of Project – this can affect the unit rates of the line items in many different ways. The labor rates are different for different parts of the country, there could be specific code requirements to take into account such as OSHPD in California, or there could be unions in the area and if it’s a union job then those costs must be taken into consideration. If the location is in a secluded area and labor needs to be pulled from outside then this is also a factor.

3. Shell Space – it’s important to verify whether any areas within the building are going to be “shelled” meaning that there will be no interior fit-out in those areas. This could greatly impact your historical data since the costs of buildings with shell space will be lower than if the building was completely fit-out.

All of these items must be accounted for when a Historical Database is being used. The costs for each project must be normalized to take these factors into account to make sure the data is complete and accurate. Normalization of costs means that Escalation, Geo-Modifiers, and Fit-Out of Shell Space must be added to the relevant projects to make sure the historical averages are based on like for like projects. Without normalization of the costs, the benchmarks will reflect incorrect data and the estimate will be flawed.

SECTION 4 - LABOR, MATERIAL, EQUIPMENT, INDIRECT COST AND MARKUPS

Because this estimate is conceptual in nature, the unit rates for each line item are based on historical data which contain labor, material, and equipment and are marked up to include subcontractor’s overhead and profit. This overhead and profit covers each subcontractor’s cost for labor burden, materials and equipment sales taxes, field overhead, home office overhead, and profit. The general contractor’s markups are found below the line and include General Conditions, General Requirements, Insurance, and Overhead and Profit along with a Design Contingency. This Design Contingency is an allowance for undeveloped / unknown design details and will be reduced during each stage of design as details which historically increase costs come to light. All costs are in current dollars and escalation of costs to the midpoint of construction is excluded at this stage of design due to an unknown construction schedule.

SECTION 5 - SPECIAL RISK CONSIDERATIONS

Mechanical / Electrical / Plumbing Costs

One of the largest risk considerations in this type of estimating are the costs of the MEP systems. It’s very important that it’s understood that those costs are based on the historical averages for Medical Office Buildings and don’t take into consideration specific types of systems unless those types have already been selected. Without specific MEP information at the early conceptual stage it’s more difficult to define what the costs will end up being. The costs in the budget don’t have to reflect the average but can be adjusted to reflect closer to the high or low in the database depending on how risk tolerant someone is. Being that the costs of these systems can equate from 30% - 50% of the costs of the building, it’s a huge consideration to make.

Exterior Cladding Complexity

When an estimate is based on an early sketch, it will mostly likely be much more of a square or rectangular shape and won’t reflect the complexity that the exterior cladding will end up having when all is said and done. This affects the entire quantity of the exterior cladding and could result in a large cost implication. The costs to capture this unknown complexity will either need to be included as an allowance within the estimate or it will need to
be stated that the costs for this risk is captured within the Design Contingency.

**Clarify Assumptions**

One of the most important aspects when someone is building up the 3D model is that they must make sure that any assumptions are clarified up front. This alerts everyone to the basis of the estimate and is another way to make sure that the budget is on track. Without clarifying these assumptions, the costs could end up being completely different than what the estimator assumes. These assumptions include the following:

- Gross Floor Area of the building
- Number of stories of the building
- Structural foundation system of the building IV this could be a number of different systems such as a mat foundation, shallow foundation of spread and continuous footings, or a deep foundation with piles and pile caps.
- Superstructure system of the building - It could be a steel superstructure with metal decking and concrete topping (how many pounds per square feet of steel should be allowed for?) Or it could be a concrete superstructure or a post tensioned concrete superstructure. Or it could even have different types on the lower levels as compared to the upper levels.
- Type of finishes at the exterior cladding
- Level of Finishes - are there any high end finishes / features that are known at this time that need to be accounted for?
- Mechanical / Electrical systems - if they’re known at this time

Here is the list of Assumptions we’re using for our Sample Estimate:

- Floor to Floor Heights - 15’0” for all floors
- Number of Stories - up to 3 stories (see sample sketch for specific areas)
- Structure

- Shallow foundation system - spread footings - 5' x 5' x 1.5'; grade beams and continuous footings - 3' wide, 1.5' deep
- Structural Steel - 13 lbs/sf
- Floor Structure - 3” metal deck with 3-1/2” concrete topping
- Roof Structure - 1-1/2” metal deck with 3-1/2” concrete topping
- Exterior Cladding Finish
  - 65% Rainscreen, 20% Curtainwall, 10% Windows, 5% Storefront
- Roofing
  - Single ply membrane roofing
  - Roof Screen - 260 feet long x 10 feet high
  - Main Entry Dropoff Canopy - 1,460 SF
- High End Finishes
  - Allowance for Stone Flooring and Base and a Suspended Wood Panel Ceiling System
- Mechanical / Electrical / Plumbing
  - MEP costs are based on the average costs of similar MOB projects and are not based on a specific type of system

**SECTION 6 - RATIOS AND ANALYSIS**

One would think that because most of the estimate is largely based on historical data, that there would be no need to test the estimate, but that’s not true at all. Once the estimate has been completed, a thorough review of the detail must be undertaken to confirm that what its showing is accurate and there are no errors. Because the quantities are largely database driven, it’s easy to fall into the trap of running the cost model and submitting the estimate without review but that is never a good practice. Here are a few ways that the estimate can be tested:

1. Cost per Square Foot Basis (See Figures 1 and 2)
   - a. First, the total Cost/SF of the Medical Office Building should be looked at to see where it compares to Historical Data.

2. Quantity Metrics Basis (See Figure 3)
   - a. The quantities in the estimate should be compared to historical projects to make sure it falls within the +/−20% range. This is also a good check to make sure there aren’t any outliers which could signify errors within the calculations.

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Figure 1
### MOB Benchmarks

#### Schedule of Project Metrics

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<th>MOB 3</th>
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<th>MOB 6</th>
<th>MOB 7</th>
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<td>0.0038</td>
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<td>1.53</td>
<td>1.46</td>
<td>1.97</td>
<td>1.93</td>
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<td>SF of Partition Drywall per SF of Partition Framing</td>
<td>1.6950</td>
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<td>SF of Partition Insulation per SF of Partition Framing</td>
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<td>SF of Ceiling Drywall per SF of GFA</td>
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</table>

**Ratio Legend:** Greater than +Ratio Range within 20% variance to the average of MOB projects

Within +Ratio Range within 20% variance to the average of MOB projects

Less than -Ratio Range within 20% variance to the average of MOB projects

---

**Figure 2**

**Figure 3**
SECTION 7 - MISCELLANEOUS PERTINENT INFORMATION:

One important consideration to make in the estimate is what type of departments will be included in the Medical Office Building. This will determine some of the line items that will be included in the estimate.

- If there is a Pharmacy then there could be a premium for casework and there will need to be wire mesh in the walls around it. There may also be a large overhead coiling doors or smaller coiling doors at the point of sale counters.
- If there are any Imaging rooms, then lead shielding at the walls, doors, and windows will need to be accounted for to protect from radiation.
- And medical gases such as Oxygen, Nitrogen, Vacuum, etc. may need to be included depending on the departments as well.

Another consideration to make is that typical line items that are based on the number of stories of may need to be reviewed.

- Stairs: the number of flights of stairs is based on the number of stories and how many stairwells there are. This quantity will need to be reviewed and adjusted to make sure it makes sense.
- Elevators: similar to stairs, the number of elevator stops depends on the number of stories and how many elevator cabs there are and it must be reviewed.

Section 8 - Sample Sketch

![Sample Sketch](image-url)
Section 9 – Sample Takeoff and Pricing Sheets

Sample Takeoff – Exterior Cladding:

Sample Takeoff – Structural Slabs:
Sample Estimate

<table>
<thead>
<tr>
<th>Direct Cost Summary</th>
<th>Cost</th>
<th>Cost / Area</th>
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<tr>
<td>01.00.00 GENERAL REQUIREMENTS</td>
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<td>03.00.00 CONCRETE</td>
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<td>05.00.00 METALS</td>
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<td>06.00.00 WOOD</td>
<td>$836,089.16</td>
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<td>07.00.00 THERMAL AND MOISTURE PROTECTION</td>
<td>$1,769,264.84</td>
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<td>08.00.00 OPENINGS</td>
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<td>12.00.00 FURNISHINGS</td>
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Subtotal Direct Cost $21,567,890.04 $278.30

General Conditions and Fees

Design Contingency $2,156,789.00 $27.83

Estimate Name: Sample Medical Office Building
Estimate Number: 00-1000.00

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Subtotal Fees $5,269,682.57 $68.00

Total Cost $26,837,572.62 $346.30
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Estimate Name: Sample Medical Office Building
Estimate Number: 01 000 00
## Estimate Name:
Sample Medical Office Building

### Estimate Number:
00-1000 00

<table>
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<tr>
<th>Division</th>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Unit Price</th>
<th>Cost</th>
<th>Cost / Area</th>
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**Total - ARCHITECTURAL WOODWORK**

| Total - WOOD | $836,089.16 | $10.79 |

### 07.00.00 THERMAL AND MOISTURE PROTECTION

#### 07.20.00 THERMAL PROTECTION

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<th>Unit Price</th>
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<th>Cost / Area</th>
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<td>Rigid roof insulation, poly foam insulation</td>
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**Total - THERMAL PROTECTION**

| Total - ROOFING AND SIDING PANELS | $314,015.32 | $4.05 |

#### 07.40.00 ROOFING AND SIDING PANELS

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<th>Unit Price</th>
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<th>Cost / Area</th>
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**Total - ROOFING AND SIDING PANELS**

| Total - MEMBRANE ROOFING | $839,600.11 | $12.12 |

#### 07.50.00 MEMBRANE ROOFING

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Unit Price</th>
<th>Cost</th>
<th>Cost / Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single ply membrane roofing</td>
<td>31,553.36</td>
<td>S.F.</td>
<td>$7.20</td>
<td>$227,184.22</td>
<td>$2.08</td>
</tr>
</tbody>
</table>

**Total - MEMBRANE ROOFING**

| Total - FLASHING AND SHEET METAL | $227,184.22 | $2.08 |

#### 07.60.00 FLASHING AND SHEET METAL

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Unit Price</th>
<th>Cost</th>
<th>Cost / Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sheetmetal (on a SF of GFA basis)</td>
<td>77,488.79</td>
<td>S.F.</td>
<td>$11.20</td>
<td>$862,760.05</td>
<td>$11.20</td>
</tr>
</tbody>
</table>

**Total - FLASHING AND SHEET METAL**

| Total - ROOF AND WALL SPECIALTIES AND ACCESSORIES | $892,760.05 | $12.09 |

#### 07.70.00 ROOF AND WALL SPECIALTIES AND ACCESSORIES

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Unit Price</th>
<th>Cost</th>
<th>Cost / Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access hatch</td>
<td>3.00</td>
<td>Ea.</td>
<td>$2,378.76</td>
<td>$7,136.29</td>
<td>$0.20</td>
</tr>
<tr>
<td>Walkway pads</td>
<td>1,076.06</td>
<td>S.F.</td>
<td>$8.00</td>
<td>$8,584.48</td>
<td>$0.20</td>
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</tbody>
</table>

**Total - ROOF AND WALL SPECIALTIES AND ACCESSORIES**

| Total - FIRE AND SMOKE PROTECTION | $159,329.70 | $2.06 |

#### 07.80.00 FIRE AND SMOKE PROTECTION

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Unit Price</th>
<th>Cost</th>
<th>Cost / Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fireproofing to stairwell</td>
<td>509.80</td>
<td>Ton</td>
<td>$276.74</td>
<td>$140,741.82</td>
<td>$0.27</td>
</tr>
<tr>
<td>Firestopping at perimeter walls</td>
<td>2,902.50</td>
<td>L.F.</td>
<td>$8.72</td>
<td>$25,084.90</td>
<td>$0.20</td>
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</table>

**Total - FIRE AND SMOKE PROTECTION**

| Total - JOINT PROTECTION | $159,329.70 | $2.06 |

#### 07.90.00 JOINT PROTECTION

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Unit Price</th>
<th>Cost</th>
<th>Cost / Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Miscellaneous caulking and sealants</td>
<td>77,488.79</td>
<td>S.F.</td>
<td>$0.25</td>
<td>$19,292.70</td>
<td>$0.25</td>
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</table>

**Total - JOINT PROTECTION**

| Total - THERMAL AND MOISTURE PROTECTION | $1,769,264.84 | $22.83 |

### 08.00.00 OPENINGS

#### 08.10.00 DOORS AND FRAMES

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Unit Price</th>
<th>Cost</th>
<th>Cost / Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior SC Wood Door, Single</td>
<td>250.00</td>
<td>Ea.</td>
<td>$1,500.00</td>
<td>$375,000.00</td>
<td>$15.00</td>
</tr>
<tr>
<td>Interior SC Wood Door, Double</td>
<td>250.00</td>
<td>Ea.</td>
<td>$2,500.00</td>
<td>$625,000.00</td>
<td>$25.00</td>
</tr>
<tr>
<td>Interior HM Door, Single</td>
<td>15.00</td>
<td>Ea.</td>
<td>$1,100.00</td>
<td>$16,500.00</td>
<td>$1,100.00</td>
</tr>
<tr>
<td>Interior HM Door, Double</td>
<td>10.00</td>
<td>Ea.</td>
<td>$2,500.00</td>
<td>$25,000.00</td>
<td>$2,500.00</td>
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**Total - DOORS AND FRAMES**

| Total - SPECIALTY DOORS AND FRAMES | $479,462.80 | $6.19 |

#### 08.30.00 SPECIALTY DOORS AND FRAMES

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Unit Price</th>
<th>Cost</th>
<th>Cost / Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ceiling access panels, 24&quot; x 24&quot;</td>
<td>15.00</td>
<td>Ea.</td>
<td>$3,964.00</td>
<td>$60,000.00</td>
<td>$2,000.00</td>
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<tr>
<td>Exterior sliding glass doors</td>
<td>8.00</td>
<td>Ea.</td>
<td>$2,650.00</td>
<td>$21,200.00</td>
<td>$2,650.00</td>
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<tr>
<td>Smoke containment doors</td>
<td>6.00</td>
<td>Ea.</td>
<td>$8,140.00</td>
<td>$48,840.00</td>
<td>$8,140.00</td>
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</table>

**Total - SPECIALTY DOORS AND FRAMES**

| Total - ENTRANCES | $62,107.83 | $0.80 |

#### 08.40.00 ENTRANCES

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Unit Price</th>
<th>Cost</th>
<th>Cost / Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Curtainwall vision glazing</td>
<td>4,809.55</td>
<td>S.F.</td>
<td>$117.11</td>
<td>$563,293.00</td>
<td>$117.11</td>
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<tr>
<td>Exterior aluminum windows/door/window, vision glazing, generic</td>
<td>4,144.00</td>
<td>S.F.</td>
<td>$177.34</td>
<td>$740,252.53</td>
<td>$177.34</td>
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<tr>
<td>Curtainwall spindled glazing</td>
<td>1,902.50</td>
<td>S.F.</td>
<td>$8.00</td>
<td>$15,220.00</td>
<td>$8.00</td>
</tr>
</tbody>
</table>

**Total - ENTRANCES**

| Total - ENTRANCES | $774,232.52 | $9.99 |
### Estimate Name: Sample Medical Office Building  
**Estimate Number:** 00-1000.00

#### Division  | Description | Quantity | Unit | Unit Price | Cost | Cost / Area
--- | --- | --- | --- | --- | --- | ---
08.50.00 | WINDOWS | 310.00 | S.F. | $54.76 | $16,974.10 | $0.22

**Total - WINDOWS**  
$18,974.10 | $0.22

08.70.00 | HARDWARE | 1.00 | Ea | $3,043.21 | $3,043.21 | $0.04
--- | --- | --- | --- | --- | --- | ---
0003 | Interior door panic hardware, per leaf | 16.00 | Ea | $664.36 | $10,630.09 | $0.14

**Total - HARDWARE**  
$13,973.29 | $0.16

**Total - OPENINGS**  
$1,346,440.56 | $17.37

#### Division  | Description | Quantity | Unit | Unit Price | Cost | Cost / Area
--- | --- | --- | --- | --- | --- | ---
09.00.00 | FINISHES | 21,073.88 | S.F. | $3.18 | $66,951.72 | $0.06
--- | --- | --- | --- | --- | --- | ---
0001 | 5/8" thick gypsum board b, finished, interior of exterior | 3,719.94 | S.F. | $3.55 | $13,193.91 | $0.17
--- | --- | --- | --- | --- | --- | ---
0002 | Miscellaneous sheathing/membraning and taping in | 77,498.79 | S.F. | $0.76 | $58,674.88 | $0.08
--- | --- | --- | --- | --- | --- | ---
0003 | Exterior metal stud framing, 6" 16 ga at 16" O.C. | 21,073.88 | S.F. | $9.13 | $192,200.26 | $0.24
--- | --- | --- | --- | --- | --- | ---
0002 | Interior gypsum board, 5/8" thick, finished (H), type X | 154,842.59 | S.F. | $3.96 | $601,276.06 | $0.08
--- | --- | --- | --- | --- | --- | ---
0003 | Interior gypsum board, 5/8" thick, unfinished | 5,231.17 | S.F. | $2.03 | $10,593.12 | $0.14
--- | --- | --- | --- | --- | --- | ---
0004 | Interior gypsum board, 1" thick coldseal at cloth walls | 5,231.17 | S.F. | $3.74 | $19,385.49 | $0.26
--- | --- | --- | --- | --- | --- | ---
0004 | Interior metal stud framing, 6" 16 ga, at 16" O.C. | 17,204.73 | S.F. | $6.46 | $111,465.06 | $0.14
--- | --- | --- | --- | --- | --- | ---
0005 | Gypsum board ceilings, including framing | 7,799.88 | S.F. | $12.00 | $92,972.30 | $1.20
--- | --- | --- | --- | --- | --- | ---
0006 | Gypsum board shaft drops, including framing | 7,799.88 | S.F. | $14.37 | $111,395.72 | $1.44
--- | --- | --- | --- | --- | --- | ---
0006 | Interior metal stud framing, 3 5/8", 20 ga, at 16" O.C. | 51,514.20 | S.F. | $4.85 | $240,756.80 | $0.31
--- | --- | --- | --- | --- | --- | ---
0007 | Interior metal stud framing, 2 1/2", 20 ga, at 24" O.C. | 12,909.38 | S.F. | $4.14 | $53,420.69 | $0.69
--- | --- | --- | --- | --- | --- | ---
0012 | Notched and feltbacking | 4,598.75 | L.F. | $5.40 | $24,673.99 | $0.04
--- | --- | --- | --- | --- | --- | ---
0014 | Interior metal stud shaft framing, 4" CH, 20 ga, at 24" O.C. | 5,231.17 | S.F. | $6.37 | $33,333.01 | $0.43

**Total - PLASTER AND GYPSUM BOARD**  
$1,440,333.40 | $18.59

#### Division  | Description | Quantity | Unit | Unit Price | Cost | Cost / Area
--- | --- | --- | --- | --- | --- | ---
09.30.00 | TILING | 3,874.94 | S.F. | $13.89 | $53,811.29 | $0.69
--- | --- | --- | --- | --- | --- | ---
0001 | Ceramic floor tile | 3,874.94 | S.F. | $14.34 | $53,352.81 | $0.69
--- | --- | --- | --- | --- | --- | ---
0002 | Quarry floor tile | 1,549.88 | S.F. | $16.32 | $25,390.96 | $0.33

**Total - PLASTER AND GYPSUM BOARD**  
$1,440,333.40 | $18.59

#### Division  | Description | Quantity | Unit | Unit Price | Cost | Cost / Area
--- | --- | --- | --- | --- | --- | ---
09.50.00 | CEILINGS | 63,540.61 | S.F. | $4.46 | $283,082.76 | $0.36
--- | --- | --- | --- | --- | --- | ---
0001 | ACT ceilings, 2 1/4" x 4 1/2" | 63,540.61 | S.F. | $51.12 | $3,242.99 | $0.00
--- | --- | --- | --- | --- | --- | ---
0003 | Suspended wood panel ceiling system | 2,424.99 | S.F. | $82.12 | $198,678.26 | $0.25

**Total - CEILINGS**  
$330,448.42 | $4.26

#### Division  | Description | Quantity | Unit | Unit Price | Cost | Cost / Area
--- | --- | --- | --- | --- | --- | ---
09.60.00 | FLOORING | 7,749.88 | S.F. | $2.90 | $22,459.15 | $0.29
--- | --- | --- | --- | --- | --- | ---
0001 | Carpeting | 7,749.88 | S.F. | $1.33 | $10,618.42 | $0.13
--- | --- | --- | --- | --- | --- | ---
0003 | Resilient base | 4,649.93 | L.F. | $2.86 | $13,306.09 | $0.17
--- | --- | --- | --- | --- | --- | ---
0004 | Rubber base, 4" | 12,893.81 | L.F. | $8.12 | $103,999.99 | $0.13
--- | --- | --- | --- | --- | --- | ---
0005 | Resilient sheet flooring | 7,749.88 | S.F. | $8.30 | $64,824.24 | $0.83
--- | --- | --- | --- | --- | --- | ---
0007 | Resilient tile flooring | 50,374.21 | S.F. | $8.78 | $442,053.73 | $0.57

**Total - FLOORING**  
$605,776.28 | $7.82

#### Division  | Description | Quantity | Unit | Unit Price | Cost | Cost / Area
--- | --- | --- | --- | --- | --- | ---
09.70.00 | WALL FINISHES | 3,975.85 | S.F. | $11.33 | $33,605.76 | $0.43
--- | --- | --- | --- | --- | --- | ---
0002 | Fiba-glass | 3,975.85 | S.F. | $10.22 | $30,425.55 | $0.39
--- | --- | --- | --- | --- | --- | ---
0003 | Vinyl wall covering | 3,975.85 | S.F. | $3.39 | $13,457.51 | $0.17

**Total - WALL FINISHES**  
$75,690.40 | $0.96

#### Division  | Description | Quantity | Unit | Unit Price | Cost | Cost / Area
--- | --- | --- | --- | --- | --- | ---
09.80.00 | ACOUSTIC TREATMENT | 104,623.37 | S.F. | $0.86 | $89,452.88 | $1.15

**Total - ACOUSTIC TREATMENT**  
$89,452.88 | $1.15

#### Division  | Description | Quantity | Unit | Unit Price | Cost | Cost / Area
--- | --- | --- | --- | --- | --- | ---
09.90.00 | PAINTING AND COATING | 321.30 | Ea | $91.65 | $29,185.69 | $0.36
--- | --- | --- | --- | --- | --- | ---
0005 | Paint walls | 203,116.54 | S.F. | $0.74 | $149,301.49 | $1.93
--- | --- | --- | --- | --- | --- | ---
0006 | Paint gypsum torsed ceilings / soffit drops | 7,749.88 | S.F. | $0.89 | $6,825.15 | $0.09
<table>
<thead>
<tr>
<th>Division</th>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Unit Price</th>
<th>Cost</th>
<th>Cost / Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>0007</td>
<td>Faint-removed ceiling</td>
<td>3,074.94</td>
<td>S.F.</td>
<td>$1.96</td>
<td>$6,093.36</td>
<td>$0.02</td>
</tr>
<tr>
<td></td>
<td><strong>Total - PAINTING AND COATING</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$191,879.60</strong></td>
<td>$0.48</td>
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<tr>
<td>10.00.00</td>
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</tr>
<tr>
<td>10.10.00</td>
<td><strong>INFORMATION SPECIALTIES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0001</td>
<td>Interior code and wayfinding signage</td>
<td>77,698.79</td>
<td>S.F.</td>
<td>$1.98</td>
<td>$153,647.61</td>
<td>$1.98</td>
</tr>
<tr>
<td></td>
<td><strong>Total - INFORMATION SPECIALTIES</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$153,647.61</strong></td>
<td>$1.98</td>
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<tr>
<td>10.20.00</td>
<td><strong>INTERIOR SPECIALTIES</strong></td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0001</td>
<td>Bathroom mirrors</td>
<td>304.00</td>
<td>S.F.</td>
<td>$20.84</td>
<td>$6,229.28</td>
<td>$0.22</td>
</tr>
<tr>
<td>0009</td>
<td>Toilet Cubicle, Standard, stainless steel</td>
<td>12.00</td>
<td>Ea.</td>
<td>$1,443.87</td>
<td>$17,326.44</td>
<td>$0.22</td>
</tr>
<tr>
<td>0010</td>
<td>Coat hook</td>
<td>40.00</td>
<td>Ea.</td>
<td>$27.83</td>
<td>$1,113.20</td>
<td>$0.03</td>
</tr>
<tr>
<td>0002</td>
<td>Toilet Cubicle, Handicap, stainless steel</td>
<td>6.00</td>
<td>Ea.</td>
<td>$1,555.59</td>
<td>$9,333.54</td>
<td>$0.18</td>
</tr>
<tr>
<td>0003</td>
<td>Glass doors</td>
<td>90.00</td>
<td>Ea.</td>
<td>$153.41</td>
<td>$13,806.60</td>
<td>$0.17</td>
</tr>
<tr>
<td>0005</td>
<td>Miscellaneous Wall Protection (MWP)</td>
<td>77,498.79</td>
<td>S.F.</td>
<td>$2.99</td>
<td>$235,335.13</td>
<td>$0.31</td>
</tr>
<tr>
<td>0004</td>
<td>Urinal screen, stainless steel</td>
<td>8.00</td>
<td>Ea.</td>
<td>$502.71</td>
<td>$4,021.68</td>
<td>$0.05</td>
</tr>
<tr>
<td>0006</td>
<td>Paper towel dispenser combo unit, recessed</td>
<td>34.00</td>
<td>Ea.</td>
<td>$217.64</td>
<td>$7,399.84</td>
<td>$0.10</td>
</tr>
<tr>
<td>0006</td>
<td>Sanitary napkin dispenser</td>
<td>3.00</td>
<td>Ea.</td>
<td>$310.38</td>
<td>$931.14</td>
<td>$0.02</td>
</tr>
<tr>
<td>0007</td>
<td>Sanitary napkin dispenser</td>
<td>25.00</td>
<td>Ea.</td>
<td>$120.39</td>
<td>$3,009.25</td>
<td>$0.04</td>
</tr>
<tr>
<td>0008</td>
<td>Seat cover dispenser</td>
<td>40.00</td>
<td>Ea.</td>
<td>$104.73</td>
<td>$4,189.20</td>
<td>$0.06</td>
</tr>
<tr>
<td>0009</td>
<td>Shower accessories, per stall</td>
<td>1.00</td>
<td>Ea.</td>
<td>$793.04</td>
<td>$793.04</td>
<td>$0.02</td>
</tr>
<tr>
<td>0101</td>
<td>Soap dispenser</td>
<td>42.00</td>
<td>Ea.</td>
<td>$74.11</td>
<td>$3,133.62</td>
<td>$0.03</td>
</tr>
<tr>
<td>0011</td>
<td>Toilet paper dispenser</td>
<td>40.00</td>
<td>Ea.</td>
<td>$85.13</td>
<td>$3,405.20</td>
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</tr>
<tr>
<td></td>
<td><strong>Total - INTERIOR SPECIALTIES</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$156,282.01</strong></td>
<td>$2.02</td>
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<tr>
<td>10.40.00</td>
<td><strong>SAFETY SPECIALTIES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0004</td>
<td>Fire extinguisher and cabinet</td>
<td>31.00</td>
<td>Ea.</td>
<td>$332.80</td>
<td>$10,314.80</td>
<td>$0.33</td>
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<td></td>
<td><strong>Total - SAFETY SPECIALTIES</strong></td>
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<td></td>
<td></td>
<td><strong>$10,316.80</strong></td>
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<tr>
<td>10.50.00</td>
<td><strong>STORAGE SPECIALTIES</strong></td>
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</tr>
<tr>
<td>0001</td>
<td>Lockers, 2-tier including concrete base</td>
<td>51.67</td>
<td>Ea.</td>
<td>$198.29</td>
<td>$10,243.33</td>
<td>$0.20</td>
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</table>

<table>
<thead>
<tr>
<th>Division</th>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Unit Price</th>
<th>Cost</th>
<th>Cost / Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>11.00.00</td>
<td><strong>EQUIPMENT</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>11.70.00</td>
<td><strong>HEALTHCARE EQUIPMENT</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0001</td>
<td>Installation of OFC equipment</td>
<td>77,498.79</td>
<td>S.F.</td>
<td>$1.04</td>
<td>$80,211.25</td>
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<td><strong>Total - HEALTHCARE EQUIPMENT</strong></td>
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<td></td>
<td></td>
<td><strong>$80,211.25</strong></td>
<td>$1.04</td>
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</tr>
<tr>
<td></td>
<td><strong>$80,211.25</strong></td>
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## Estimating Today

### CERTIFICATION

**Estimate Name:** Sample Medical Office Building  
**Estimate Number:** 00-1000.00

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Section 10 - Glossary

- **Medical Office Building (MOB)** - Office building separate from a Hospital that can contain physician offices as well as exam rooms, pharmacies, optical services, imaging, and other outpatient services.
- **BIM** - Building Information Modeling often referring to the containment of digital information in three dimensions of a building
- **Dprofiler** - a type of BIM tool used for estimating that contains cost information and is commonly used at an early conceptual level
- **Benchmark** - historical projects used as comparison points for current projects
- **Escalation** - the increase or decrease in costs over time based on market conditions, inflation, and other factors
- **Normalization** - the modifying of costs to reflect the same date in time, the same geographical location, and the same complete fit-out of building space

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The Chapter Achievement Award can seem like a lot of effort for a "paper in the drawer" award, but it can really be a method of guiding your chapter on what you should do through the year. A few years ago, when I heard a past national president advise the chapters to follow the chapter achievement award worksheet to help them become a successful chapter, I was intrigued. I became the award chairman for our chapter and began to study the points, realizing that these items truly are suggestions for a healthy chapter to do. After applying for an award, I realized that many of the points were related to each other, and with a little planning, you could maximize the points earned.

I took the worksheet and added some columns at the end of each row to create a Work Planner. The first column is titled, "Who" to identify the person or office that is responsible for the documentation and/or achieving the point. The second column is titled, "Dates," to tell when in the fiscal year this point should be achieved or the activity should be done. The third column is, "Linked Points," to show the number of each Item that is related to each other. This column is a matrix of sorts to show which items link together. For example, when you create your newsletter, why not write an article on a required topic that would fulfill a point, thus satisfying multiple points at the same time. Another example is to select certain topics for your meeting's program, achieving multiple points for the effort. Strategic planning to break the work into two semesters, since our fiscal year is similar a school calendar, sets goals for Fall and Spring. Just like a large, overwhelming estimate, you can tackle it in smaller bites, until the entire thing is done! This also allows time to identify your shortfalls and adjust your chapter planning if necessary.

Another tool that is helpful to obtaining your documentation is for the chapter to have a virtual file cabinet for storage of your chapter business. Our chapter uses Dropbox to store everything. Within our Chapter Administration File, we have many subfolders by topic, and within those files, store everything by fiscal year. The Chapter achievement award is also organized with a folder for each Point Item on the Worksheet. The award chairman can create his own award file system and store all of this on his own computer if desired, because all of his back-up files are in the commonly shared storage system, such as Dropbox. Throughout the year, as the chapter officers or board members download items in the Dropbox file, the award chairman can capture needed documentation for his award file. Following this system of organization throughout the year will minimize needing to collect all of the information near the deadline in the spring, and hopefully reduce the anxiety and panic of failing to get everything needed in time.

By: Phyllis Battle
Landrun/Oklahoma City Chapter 80
Once the chapter and board members "buy into" this process of using the worksheet as a guideline to plan programs, write articles for the newsletter or for Estimating Today, conduct board meetings, advertise your chapter, give scholarships, and have social meetings they will all work towards the same goal. The chapter has a path to follow not only for building their chapter but also to achieve chapter awards. It truly creates a team effort approach.

Another challenge to the award submission is creating the pdf file. After creating and judging a few submissions, here are some suggestions to simplify the process.

- When you are organizing the backup material, use a new page for every Item/Point you are submitting, even if the same backup document is needed for different point. In other words if the same newsletter page is needed for more than one Item or Point, copy it and place each copy so it will correspond to the Item or Point. No one will need to scroll up and down your pdf to grade it.
- Highlight the backup information on your document page so the judge can quickly and easily see what he needs to; don't make him hunt around on each page for your information. The judges are volunteering their time too, so this will shorten the time required on their part, and make them happy too! Happy judges are much more merciful!
- Create a bookmark for each Item (point) that you are submitting. Identify each bookmark by numbering it with a brief description.
- Connect each bookmark to each back-up document page in your pdf by creating a link from the bookmark to the backup document page. In my computer, here is the pathway to achieve this task: go to the View tab, and then select Tools, Content, Add or Edit Interactive Object, Link. Do this for each Item or Bookmark.
- Another tip is to make the Bookmarks appear when the pdf page is opened. Go to the File Tab, and select Properties, select Initial View Tab in the box that opens up, and find Navigation tab with a drop-down tab, select Bookmarks Panel and Page. Now all of your bookmarks will automatically open each time you open your pdf file. This is very helpful for the judge; otherwise he doesn’t know you created bookmarks.

There may be other ways and many more suggestions, but these are a few that I learned while preparing our chapter’s award submission.

If you would like a copy of the worksheet I created, just email me at pbattle@preconstructionservices.com.

Intent to Submit Form
Due March 15, 2016

Please click the form to the right to download the “Intent to Submit” form.

This form must be submitted to the Society Business Office by March 15, 2016, if you plan to submit an award this year.

If you have any questions, please contact Tina Cooke at tina@aspentional.org.
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MESSAGE FROM THE
EXECUTIVE DIRECTOR

When did committees go out of fashion?

A frequent question of association executives is, "Can you tell us how to get our committees to work?" It is followed by descriptions of declines in volunteering, do-nothing committees and committees that act without authority. "We had some unproductive committees that did not advance our agenda and counterproductive ones generating ideas outside our mission. We have eliminated most standing committees, preferring focused task forces instead," explains Chris Isaacson, Executive Vice President at the Alabama Forestry Association.

When did committees go out of fashion?

HISTORY

Governing bodies have relied on committees for centuries. The results can be powerful.

- On June 11, 1776, Congress appointed a committee of five to write the Declaration of Independence. They operated for four weeks or until the Declaration was published on July 5. It could be said they were an expeditious task force.
- In another example, an architectural drawing of the Texas state capitol circa 1839-1856 (see below) designed the building to incorporate five committee rooms adjacent to the House and Senate chambers.
- Always, the intent of committees has been to make the best use of talented persons willing to give their time to advance issues and solve problems - supplementing the work of the board of directors and staff.

WASTE OF TIME?

- I've known committees that produced significant results. They have written books, created certification programs and passed legislation. They've been the source of inspiration and created future leaders.
- Adversely, I've listened to committees that start with the question, "What do you think we should do this year?" The group thought they'd brainstorm to come up with new projects for staff.
- Problems arise when the chairperson provides no agenda, dominates conversations, advances a personal agenda or the meeting lacks a quorum. Or when members arrive only for lunch, offer minimal input and frequently check watches for a quick departure.
- One way to lose a dues-paying member is to ask him or her to participate on a committee that wastes time. Members have described attending meetings where the chair arrived late, there were no resources and no decisions were made.
- Equally bad are calls for volunteers that lead to dead ends. Members agree to sign up but receive no more information, which may imply, "We don’t want you."

Until next time,

Patsy M. Smith
Executive Director

www.aspenational.org

The above is an excerpt of article written by Robert C. Harris for the American Society of Association Executives.
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<td>Vertex</td>
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<td>Robert Griesinger</td>
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<td>Chapter 06</td>
<td>Stantec</td>
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<td>Joseph Eggburn</td>
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<td>John Devlin</td>
<td>Dallas/Fort Worth</td>
<td>Chapter 43</td>
<td>FEMA</td>
</tr>
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<td>Morgan Kronk</td>
<td>Three Rivers</td>
<td>Chapter 44</td>
<td>Morgan Property &amp; Construction Consultants</td>
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<tr>
<td>AJ Cross</td>
<td>Gold Coast</td>
<td>Chapter 49</td>
<td>HOA Financial Services, LLC</td>
</tr>
<tr>
<td>Jeffrey Bergstedt</td>
<td>Central Indiana</td>
<td>Chapter 59</td>
<td>Gibson-Lewis of Indpls, Inc</td>
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<tr>
<td>Rick Mcmahon</td>
<td>Philadelphia</td>
<td>Chapter 61</td>
<td>Multi-Housing Depot by ARI</td>
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<tr>
<td>Brett Wanek</td>
<td>Quad Cities</td>
<td>Chapter 71</td>
<td>Therm-All</td>
</tr>
<tr>
<td>Jason Stutenroth</td>
<td>Central Pennsylvania</td>
<td>Chapter 76</td>
<td>Tradesman Drywall</td>
</tr>
<tr>
<td>Roger Short</td>
<td>NW Arkansas</td>
<td>Chapter 79</td>
<td>Baldwin Shell Construction</td>
</tr>
<tr>
<td>Morgan Johnson</td>
<td>Landrun-Oklahoma City</td>
<td>Chapter 80</td>
<td>Nabholz</td>
</tr>
<tr>
<td>Scott Kilby</td>
<td>Magnolia</td>
<td>Chapter 81</td>
<td>Yates Construction</td>
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</tbody>
</table>
Deadline for Enrollment to Next Cycle: July 10, 2016.

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Message Board

Intent to Submit Awards Form - due March 15, 2016.

REMEMBER: All forms and Applications are available on the web site, http://www.aspenational.org. See what you can learn by exploring the web site today!
Upcoming Chapter Meetings

ARIZONA

Arizona Ch. 6
Where: DoubleTree Suites Phoenix
Sky Harbor - 320 44th St., Phoenix
Date: 2nd Tues. of the Month (except Jul & Dec)
Time: 5:30pm Social Hour + 6:30pm Dinner + 7pm Meeting
Contact: Paula Daly 602.296.1496 • pdaly@haydonbc.com
www.aspe-chapters6.org

ARKANSAS

Arkansas Ch. 33
Where: American Pie Pizza
Date: TBD
Time: TBD
Contact: Chris Sublett, CPE • 501.666.4300 • csublett@icx.com
NW Arkansas #79
Where: Varies • www.aspechapter79.org
Date: 3rd Fri. of month
Time: TBD
Contact: Thom Thibodeau • 479.270.0130
Thom.thibodeau@cox.net

CALIFORNIA

Los Angeles Ch. 1
Where: The Barkley Restaurant, 1400 Huntington Dr., South Pasadena, CA 91030
Subject to change visit: www.laestimator.org
Date: 4th Wednesday of month (except Nov/Dec)
Time: 6:00PM Social, 7:00PM Dinner • 8:00PM Program
Contact: Scott Hubbard • 818.958.0533
scott@hubbardconstruction.com

Golden Gate Ch. 2
Where: AIA East Bay, 1405 Clay Street, Oakland, CA
Date: Check with Chapter Contact below
Time: Check with Chapter Contact below
Contact: Melissa Giordano • 510.735-6444 • www.aspegoldengate.org or melissa.giordano@vanir.com

Orange County Ch. 3
Where: Ayers Hotel, 325 Bristol St., Costa Mesa, CA
Date: 1st Wed. of the Month (except Jul/Aug)
Time: 5:30 Social, 6:00 Dinner & Program
Contact: Tom Smithson • 310.427.7251
www.aspe-oc3.org

San Diego Ch. 4
Where: TBD
Date: 3rd Tues. of Month
Time: 5pm Social + 6pm Dinner + 7pm Program
Contact: Michael Meyers, CPE 658.373.3716 • michael.meyers@estimators.net
www.aspechapter4.org

Sacramento Ch. 11
Where: Rancho Cordova City Hall
Date: 2nd Friday of every month (excluding June, July, August)
Time: 11:30 AM - 1:00 PM Lunch Provided
Contact: Corey Coleman • 916.282.2800 • ccoleman@konstrukt.com
www.aspechapter11.org

Silicon Valley Ch. 55
Where: Varies
Date: 4th Monday of Month
Time: TBD
Contact: Juan Garcia • 408-678.2224
jmgarcia@cediver.com
www.aspe55.org

Inland Empire Ch. 68
Where: Lonestar Steakhouse, 18601 Dexter Ave., Lake Elsinore, CA
Date: 3rd Tuesday of Month
Time: 5:30 Social + 6:30pm Dinner + 7:15 pm Program
Contact: Larry Hendrick • 760.310.9207
Flane6992@AOL.com

COLORADO

Denver Ch. 5
Where: Urban Roadhouse
989 19th St. Suite 101, Denver, CO 80202
Date: 2nd Tues of Month Sept. - May
Time: 5pm Social + 6pm Dinner • 7pm Program
Contact: Stacie Flynn • 720.570.5750
staciemclartyconstruction.com
www.aspe5.org

CONNECTICUT

Nutmeg Ch. 60
Where: Cordell’s Restaurant, 393 Farmington Ave, Rt. 1, Plainville, CT
Date: 2nd Wed. of Month
Time: TBD
Contact: Bogdan Jachimiec, CPE • 860.284.7446
bjachimiec@bededicating.com

Yankee Ch. 15
Where: TBD
Date: Non-Scheduled
Contact: Bill Jacabacci, CPE • 203.257.3928 • jacabacci@gmail.com

DELAWARE

Delaware Ch. 75
Where: Varies
Date: 2nd Wednesday of month
Time: 5:30pm Social + 6pm Dinner • 7:00pm Program
Contact: Bob Belfiore • 302.421.5700
Belfiore@Bededicating.com

DISTRICT OF COLUMBIA

Greater DC Ch. 23
Where: 1100 North Glebe Road, Ste. 500
Arlington, VA, 22201
Date: 3rd Thursday of month
Time: 5:50 Social + 6pm Program
Contact: Maurice Touzard • 571.218.1302
Maurice.Touzard@jacobs.com

Old Fort Ch. 65
Where: TBD • www.aspechapter65.org
Date: TBD - see website
Time: TBD - see website
Contact: Chad David • 202.490.7449
Chad@weigandconstruction.com

FLORIDA

Tampa Bay Ch. 48
Where: Brio-Tuscan, International Plaza, 2223 N. West Shore Blvd. Tampa
Date: 3rd Thurs. every month
Time: 5:45pm Social + 6:30pm Dinner + 7:15pm Program
Contact: David Lenz • 813.714.6935
tampabayestimator@yahoo.com
www.aspektampabay.com

Gold Coast Ch. 49
Where: Holiday Inn, 2605 Sheridan St. Hollywood, FL 33020
Date: 3rd Wed. of month
Time: 6:00pm Social Hour, 6:45 Dinner & Program
Contact: Stacey Miller, 954.509.3777
smiller@bellsouth.net

Georgia

Atlanta Ch. 14
Where: Sage Woodfire Tavern-Perimeter
4605 Ashford Dunwoody Rd, ATL GA 30346
Date: 3rd Monday of month
Time: 11:30 AM Lunch & Program
Contact: Clinton Aldridge
Clinton.aldridge@akstein.com
www.aspeatlanta.org

Illinois

Chicago Ch. 7
Where: Barbakow, 131 Butterfield Rd. Downers Grove, IL 60515
Date: 3rd Thurs. of Month (excluding June, July, August and December)
Time: 5:30 pm Social + 6:15 pm Dinner • 7pm Program
Contact: Marvin Fitzwater, CPE • 630.678.0808
mfitzwater@acsdifference.com
www.aspechicago.org

Indiana

Central Indiana Ch. 59
Where: Varies each month
Date: 3rd Thurs. of Month
Time: 5:30pm Social + 6pm Dinner
Verify Program Start Date
Contact: Jeremy Adkins, CPE 317.462.9363
jadkins@theheadkingerroup.com

Iowa

Quad Cities Ch. 71
Where: TBD
Date: 4th Tuesday of the Month (September - May)
Time: 5:00 Social + 6:00pm Dinner + 7pm Program
Contact: Jeff Kaczninski • 563.359.4543
kaczninski@generalconstructors.com
www.aspequadcities.org

Missouri

Greater Des Moines Ch. 73
Where: 3rd Thursday of Month
Time: 5:00pm Social + 6pm Dinner • 7pm Program
www.iowasp73.org

Louisiana

New Orleans Ch. 9
Where: VooDoo BBQ, 6 Grill, Seventeen Avenue, Metairie, LA
Date: 2nd Wednesday of Month
Time: 5:30 Social, 6:30 Dinner / Program
Contact: Paul Babin • 504.558.4555
bbabin@skanska.com
www.aspelouisiana.org

Maine

Maine Ch. 37
Where: Woodard & Curran* (verify)
Date: 1st Wed. in Oct., Dec, Feb, Apr & June
Time: 6pm Social Hour + 6:30pm Dinner + 7:15pm Program
Contact: John Brockington • 207.774.2756
ext.3251 • jbrockington@woodardcurran.com
www.aspeme.org

Maryland

Baltimore Ch. 21
Where: Varies
Date: 2nd Thurs. of month
Time: 5:30 pm Social + 6pm Dinner & Program
Contact: Shana Carroll 410.458.0289
shana.m.carroll@gmail.com
www.aspemaryland.org

Massachusetts

Boston, Ch. 25
Where: Courtyard Marriott Cambridge, 77 Memorial Drive, Cambridge, MA
Date: Third Wednesday of the Month
Time: 5:30pm Social • 6:30pm Dinner + 7:00 Program
Contact: Gail Cullati • 617.394.6291
gcullati@boardofbrothers.com
www.aspemass.org

Michigan

Detroit Ch. 17
Where: Varies
Date: 2nd Thursday of each month
Time: 5:30 pm Social • 6:00 pm Program
Contact: Patrick Todd • 313.437.2773
ptodd@aspe17.org
www.aspe17.org

Western Michigan Ch. 70
Where: TBD
Date: 1st Thurs. of Month
Time: TBD
Contact: Brent Balkema • 616.881.6252
bbalkema@cokefertconstruction.com
www.aspe17.org

Minnesota

Viking Ch. 39
Where: Varies
Date: 3rd Thurs. of Month
Time: 5:30pm Social + 6pm Dinner & Program
Contact: Rich Schwarzsinger • 763.287.5156
rschwarzsinger@mortenson.com

Mississippi

Magnolia Ch. 81
Info not submitted
MISSOURI  
St. Louis Metro Ch. 19  
Where: TBD  
Date: 4th Thursday of Month  
Time: 5:30PM Social, 6:00PM Dinner/Program  
Contact: Jerry Dorhauer, Sr.  
hammer1203@icloud.com  
www.stlouis-aspe.org

NEVADA  
Renon Ch. 12  
Where: TBD  
Date: TBD (Tuesdays Monthly)  
Time: TBD  
Contact: Neil DeMent  
775.219.7143  
neld@trexone.com  
www.aspen32.org

NEW JERSEY  
Garden State Ch. 26  
Where: Libretti Restaurant, 554 Nassau St.,  
Orange, NJ 07050  
Date: 4th Tuesday of Month; Contact to verify  
Time: 5:00PM Social, 7:00PM Dinner  
Contact: Jeff Senholzi  
570.856.8760  
brandn@yahoo.com  
www.aspentn.com

NEW MEXICO  
Roadrunner Ch. 47  
Where: Fiesta’s - 4400 Carlisle NE, Albuquerque  
Date: 1st Wed of month  
Time: 5:30PM Social, 6:30PM Dinner  
Program  
Contact: Michael Rocco  
505.975.6999  
rocco@aol.com  
www.aspechapter47.com

NEW YORK  
New York City Ch. 10  
Where: TBD  
Time: TBD  
Contact: Peter Wellstood  
914.665.0083  
maslowed@bonvent.net  
www.aspen32.org

Empire State Ch. 42  
Where: Athos Restaurant, 1814 Western Ave., Albany, NY  
Date: 1st Thursday of each month  
Time: 6:00PM Social • 7:00PM Dinner/Program  
Contact: James Madison  
914.755.8994  
madison@amconstraining.com

Western NY Ch. 77  
Where: Panera Bread, 1501 Howard Rd, Rochester, NY  
Date: Second Thursday of the Month  
Time: 8:30AM - 9:30AM  
Quarterly Meetings: Verify with Chapter Contact  
Contact: Benjamin Nodine  
655.720.9772  
b.nodine@wegmans.com

OHIO  
Buckeye Ch. 27  
Contact: Tim Mescher  
614.754.8349  
timescher@thomasmarterk.com

Northeastern OH Ch. 28  
Info not submitted

Southeastern OH Ch. 38  
Where: Embassy Suites Hotel - 4654 Lake Forest Drive, Blue Ash, Ohio  
Date: 3rd Thurs. of month  
Time: 5:30PM Social • 6:30PM Dinner • 7:00PM Program  
Contact: Chris McCarthy  
513.255.3088  
cmccarthy@aspen32.org  
www.aspe-cincinnati.org

OKLAHOMA  
Landrun-Oklahoma City Ch. 80  
Where: Ingrid’s Kitchen  
Date: 1st Wed. of each month  
Time: 11:30am - 1:00pm  
Contact: John Smartt, CPE  
405.254.1050  
johnsmartt@marshallconstruction.com  
www.aspeok.org

OREGON  
Columbia-Pacific Ch. 54  
Where: University Place - 310 SW Lincoln St, Portland  
Date: 3rd Tues. of each month (except Dec & Jan)  
Time: 5:30PM Social • 6:30PM Dinner & Program  
Contact: Curt Kolar, CPE  
503.962.8840  
curt@bright.org

Pennsylvania  
Greater Lehigh Valley Ch. 41  
Where: Notices will be emailed  
Date: TBD  
Time: TBD  
Contact: James G. Hanna, CPE  
484.357.6468  
tb@tbhuy.com

Three Rivers - Pittsburgh Ch. 44  
Info not submitted

Philadelphia Ch. 61  
Where: See Chapter Website for details.  
Date: 3rd Wed. of month  
Time: 5:00PM Social • 6:00PM Dinner/Program  
Contact: Lydell Williams  
aspe61 Philadelphia@gmail.com  
www.aspe61.org

Central PA Ch. 76  
Where: TBD  
Date: 2nd Wed. of Month  
Time: 6:00PM Social • 6:00PM Dinner & 7:00PM Program  
Contact: Daniel Dennis  
717.735.6010  
dennis@gsbconstruction.com

TENNESSEE  
Middle Tennessee Ch. 34  
Where: Adventure Sci Center, 800 Fort Negley Blvd. Nashville, TN 37203  
Date: 1st Fri. Of Month (Except Dec, Jun. Jul)  
Time: 11AM Social • 11:30AM Lunch • 12PM Program  
Contact: Ricky Sanford  
615.206.8811  
ricky.sanford@rogersgroupinc.com  
www.aspeashvilletn.com

TEXAS  
Houston Ch. 18  
Where: Spaegatti Western’s, 1608 N. Shepard,  
Houston, TX 77007  
Date: 2nd Fri. of Month  
Time: 6:00PM Social • 7:00PM Dinner & Program  
Contact: Mike Booth, CPE  
206.793.8504  
selectcbobth@mtn.com  
www.aspehouston.org

UTAH  
Salt Lake City Ch. 51  
Where: Mountainlands Area Plan Room  
Date: Third Thursday of Month  
Time: Varies - Call for Info.  
Contact: John Hampton  
801.260.1311  
john@weapanel.com  
www.aspe51.org

VIRGINIA  
Richmond Ch. 82  
Where: Baskervi11 Architects - 101 15th St., Richmond  
Date: 4th Weds of Month in Spring & Fall  
Time: 5:30PM Social • 5:30PM Dinner & Program  
Contact: Mike Gray  
804.371.7545  
michael.gray@linden.virginia.gov  
www.aspe-richmond.org

WASHINGTON  
Puget Sound Ch. 45  
Where: Hale’s Ales,  
4301 Leary Way NW, Seattle, WA  
Date: 3rd Tues. of Month  
Time: 5:30PM Social • 6:30PM Dinner & Program  
Contact: Mike Booth, CPE  
206.793.8504  
selectcbobth@mtn.com  
www.aspepugetsound.org

WISCONSIN  
Brew City Ch. 78  
Where: Charcoal Grill - 15375 West Greenfield Ave., New Berlin  
Date: 2nd Tues. of Month (Sept - May)  
Time: 5:30PM Social • 6:30PM Dinner & Program  
Contact: Deanne Goodlaxson  
608.836.2985  
goodlaxson@casgroupinc.com

All Chapter Meetings are on a monthly basis unless otherwise noted.

If you do not see a Chapter Meeting listing in your state/area call 615.316.9200.

Chapter Presidents should contact the SBO with any updates as needed.

08272015