



Pikes Peak Chapter

The Construction Specifications Institute

The Intent

Pikes Peak Chapter Membership Meeting

Flying Horse Ranch

Drew Balsick, Vice President of Classic Companies and project manager of Flying Horse Ranch, will be presenting a newly planned development that will be a community truly unique to Colorado Springs.

Tuscan villa icons and references will glitter the 1,500 acres of mixed-use development. At the heart of Flying Horse will be a state of the art private golf club, to be designed by Tom Weiskopf. It will be a championship caliber 18-hole private golf course, the first to be built in Colorado Springs in more than 20 years.

The land itself offers dynamic views of the Front Range and is conveniently located near the Interstate. Classic is offering a lifestyle of golf & tennis, fitness, fine dining, and recreation in a way that has never been done before in southern Colorado! For more information, visit the Project's website at: www.flyinghorsecolorado.com.

Please plan to attend this meeting and learn about an exciting new major project in the Pikes Peak Region.

Date: Wednesday, October 27, 2004
 Time: 11:30 am to approximately 1:00 pm
 Place: Giuseppe's Depot Restaurant
 10 South Sierra Madre

Cost: There is no cost for Chapter Members. Members are encouraged to send someone in their place if they can not attend. \$15.00 for non-members.

RSVP: Please respond by noon Monday, October 25, 2004 to Greg Gulliksen at 719-473-7225 or via email at gog@csnaarchitects.com

In Memorium

Another former President of our Chapter passed away earlier this year, Dorothy Albers. She was a charter member of our Chapter and served as its second President from 1970 to 1971. She passed away last February in Cedar Rapids, Iowa, after a lengthy illness. She was a licensed architect in Illinois and Colorado during her professional life. In fact, she was the first woman to be licensed as an architect in Colorado by examination. She retired from her professional practice in 1983.

The current Board of Directors wish to express our condolences to her family. We are greatly appreciative of her contributions to the Pikes Peak Chapter CSI.

(Editor's note: The above information was furnished by Howard Dutzi, another former President of our Chapter (1971-1972). Thanks to Howard for his assistance in acquiring this information.)

We strongly encourage and invite any interested parties to join us for the meeting and program. Chapter members are reminded to bring a first-time guest, free of charge.



Pikes Peak Chapter

The President's Page

Larry Gilland, RA, CSI, CDT
Pikes Peak Chapter President

The Return of a Class Act! The last time I attended the CSI Product Show in Colorado Springs it was called the "Producers Council". During the late 1980's, one of the programs for the Producers Council was a presentation on a proposed project to be called Liberty Park.

Liberty Park was to be a theme park based upon Colonial Williamsburg, Virginia. It was intended to have the spirit of early America with streetscapes and architecture that mimicked that of the town during the colonial period. The park was to include theme rides that would have shown aspects on the early American lifestyle. The conceptual idea of the park was created in part by a former Disney Imagineer. This project was being proposed in the open area just south of the Northgate area, essentially where the New Life Church is now located. At that time, there was no Pine Creek Golf Course. The District 20 schools were being stretched to the limits. The Chapel Hills Mall was new and the growth that was happening in the Briargate area was as intense as it is now happening along the Powers Boulevard Corridor and Falcon area.

Now, here we are 20 years later. Our Product Show is reborn as "The Return of the Class Act" and our chapter is stronger than ever. The Product Show will be showcasing the state of the art of new materials, products, and services in the construction industry that enable us to design and build in this new century of ours.

The Seminars will be focused on the theme of communication, starting with the round-table presentation about Project Scheduling. The members of the distinguished panel will be discussing how to effectively work and communicate on a project, from the conception of the idea through the certificate of occupancy. Our panelists are include highly experienced representatives with the perspectives of developers, land planners, city planners, architects, contractors, and subcontractors. They will be discussing various methods on how to keep the project on track from start through completion. This will be an highly interactive discussion between the panelists and the audience.

Our second Seminar will focus on the local amendments to the 2003 International Building and Fire Codes that will be adopted in the coming year. At the last product show, we were under the 1982 Uniform Building Code. It's now 20 years later and we are on track to adopt the 2003 International Codes. Changes have occurred in the codes affecting several aspects of design and construction; from fire suppression to differences in occupancy groups and how we define separation walls. Attend this program and find out what impacts the new codes will have on your upcoming projects.

What was being proposed for Liberty Park in "artistic" renderings is now being portrayed with computer-generated images. Twenty years ago most architectural drawings were rendered by hand with very little or no CAD work. Now we communicate back and forth with each other using CAD, e-mail, and other computer related methods. AutoDesk's presentation on "Buzzsaw" will help us to see how we in the industry can communicate "on line" more effectively with entire design and construction teams, even when they may be located in other states or countries.

We have been looking forward to bringing this "Class Act" back to the Pikes Peak Region and hope to continue the tradition into the future. Connecting with our roots of the past 36 years, CSI has continued as a viable and active organization in our community.

Plan on attending the construction event of the year!

Thursday, October 21, 2004
Antlers Hilton Hotel
4 South Cascade Avenue
Colorado Springs, CO
3:00 pm to 8:00 pm

The CSI Mission Statement

"The Construction Specifications Institute advances the process of creating and sustaining the built environment for the benefit of the construction community by using the diversity of its members to exchange knowledge."



The Construction Specifications Institute is a nationwide non-profit technical organization dedicated to the improvement of specifications and building practices in the construction industry through service, education and research. Founded in 1948, CSI provides a forum for architects, engineers, specification writers, contractors, suppliers and others in our industry. Membership is open to all who are involved in the built environment. Please contact Jack McGrath, Chapter Membership Chair, or any chapter officer listed on the back of this newsletter.

Anniversaries

Congratulations to the following Pikes Peak Chapter members who are celebrating their CSI Anniversaries this month. Beside each name is the year in which they became members of CSI:

Dave Bourgault, PE, CSI 2000
 Vern Plank, CSI 1994

New Members

Welcome to the newest member of our Chapter:

Rhett Osko with Classic Homes, Inc.

Chapter Website

Thanks to Debby Standard, our Chapter Website is now fully operational. Here are the directions on how to get to the web site:

www.csipikespeak.org

On the website, you can find information about upcoming programs and other information about our chapter. Many thanks to Debby for her efforts.



J.D. McGrath Construction Co.

A Colorado Corporation

General Contractor

525 E. Fountain Blvd., Suite 301
 Colorado Springs, CO 80903

Jack McGrath

(719) 475-1501

Fax 475-7911

PROFESSIONAL RESTORATION & REPAIR

STRUCTURAL & COSMETIC REPAIRS
 ON
 CONCRETE, MASONRY & WOOD

CRAIG L. NELSON, CDT, CSI



P.O. Box 38932, Colorado Springs, CO 80937
 (719) 632-3996 • FAX: (719) 632-3997

"SIKA APPROVED CONTRACTOR"

SPECIFICATIONS CONSULTANTS

TERRY J. STRONG

FCSI-CCS

611 n. weber st., suite 103

fax (719) 577-9455

colorado springs, colorado 80903

(719) 577-9414



HCDA ENGINEERING, INC.
 STRUCTURAL CONSULTANTS

Andrew B. Baturevich, P.E.

619 N. CASCADE AVE. SUITE 201
 COLORADO SPRINGS, CO 80903

(719) 633-7784
 FAX (719) 471-3173



ARCHITECTURAL AND STRUCTURAL PRECAST CONCRETE

DAVID J. BOURGULT, PE, CSI
 Project Manager

2018 Astorson Boulevard
 Colorado Springs, Colorado 80910

Tel: 719/290-0041 Fax: 719/290-0064 Denver Line: 303/623-1323

e-mail: sales@stresscon.com www.stresscon.com



Security & Safety

Scott Barringer, CDT, AHC
(719) 481-6003
(719) 481-4982 Fax
(303) 884-1184 Cell
scott_barringer@irco.com

Ingersoll-Rand Company
Security & Safety Consultants
2753 Marston Heights
Colorado Springs, CO 80920

Schlage
LCH
Von Duprin
Locknetics



CONSULTING ENGINEERS, INC.

1710 Chapel Hills Drive
Colorado Springs, CO 80920

(719) 594-0022
Fax (719) 594-0538
E-mail gchurch@cei-co.com

Gary D. Church



Your Decorative Landscaping & Building Source Since 1968

Bill Johannsen
President

2635 Steel Drive, Colorado Springs, CO 80907
Phone: (719) 577-9900 Fax: (719) 471-9396 Voicemail: (719) 228-4939
bill.johannsen@ccsand.com www.ccsand.com

KWAL PAINT.



- Specification Consulting
- Color Selection Assistance
- Complete Line of Coatings
 - Commercial
 - Industrial
 - Residential

Lloyd Coleman

Regional Architectural Representative - Southern Colorado
260 S. Academy Blvd • Colorado Springs, CO 80910
(719) 573-8870 Office • (719) 231-0431 Cell



Jim Whitfield
Sales Manager
FCSI, CCPR, CTC

BUS (719) 392-9003
CELL (719) 339-1052
FAX (719) 392-6346

Davco
EXCELLENCE IN
TILING SYSTEMS
1-(888)Davco88

El Rey Stucco Co., Inc.
3225 S. Drennan Industrial Loop
Colorado Springs, CO 80910
jim.whitfield@elrey.com



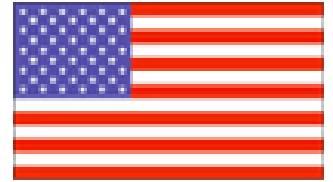
Debby Standard, CSI, CCPR

BONDED MATERIALS COMPANY
A STANDARD OF EXCELLENCE SINCE 1955

719-233-4856 1-800-225-8099 Fax: 719-633-0427
dstandard@bondedmaterials.com

The Time for Action - Vote "NO!" on Amendment 34

by Randy Geving, CSI
Six and Geving Insurance, Inc.



The November ballot contains a severe threat to the building and real estate industries as we know it today. It's called Amendment 34. The result of the bill is unrestricted lawsuits against builders, subcontractors, and realtors for construction defects. Even homeowners can be sued for improvements they may have made to their home after it has been sold.

There are legal remedies in place now for homeowners who are experiencing defective construction. For the contractor, current law provides a "right-to-cure", a period of time to fix any problems before a liability claim is made. The law also places a cap on punitive damages that can be assessed against a builder for defective work. Amendment 34 would eliminate these provisions, opening the door to unlimited claims.

The availability and affordability of liability insurance is already a problem for builders. The approval by Colorado voters on this initiative will make this a more serious problem. It is anticipated many small construction firms will be unable to stay in business if this issue passes. Jobs and affordable housing will be in jeopardy. Courts, already crowded by litigation, will become further clogged by more litigation.

The Colorado Association of Home Builders and many other groups are working hard to defeat Amendment 34. It is critical to understand the long term implications of this bill. We encourage everyone to vote "NO" on this Amendment for the future of construction in Colorado. For more information, please go to the website for The Coloradans for Responsible Reform at: <http://dontletthemsueyou.com>.



*Providing the highest
quality and value for
over 25 years.*

319 S. Nevada
Colorado Springs, CO 80903
email: bprintsinc@aol.com

Duane Starke
Owner
719.634.4894

The Intent is the official newsletter of the Pikes Peak Chapter of the Construction Specifications Institute. It is distributed free of charge to chapter members and interested parties in the Pikes Peak area and to CSI Chapters in the Southwest Region. The Intent, its staff, or CSI does not approve, disapprove, sanction, endorse or guarantee the validity or accuracy of any data, claim, advertisement, or opinion.



CSI - The Pikes Peak Chapter 2004-2005 Officers, Directors, and Committee Chairs



President:	Larry Gilland, RA, CSI, CDT	Larry Gilland & Associates	719-635-0880
President-Elect:	Daryl Robinson, RA, CSI, CDT	LKA Partners, Inc.	719-473-8446
Secretary:	Debby Standard, CSI, CCPR	Bonded Materials	719-233-4856
Treasurer:	Dodi Walch, CSI, CDT	McNelly Construction	719-527-1377
Certification Chair:	Bob Jordan, RA, CSI, CDT	Wilson & Company	719-520-5800
Education / Technical Chair:	Larry Gilland RA, CSI, CDT	Larry Gilland & Associates	719-635-0880
Membership Chair:	Jack McGrath, CSI	J.D. McGrath Construction Co.	719-475-1501
Programs Chair:	Tara Davis, CSI	Senger Design Group	719-522-1520
Awards Chair:	Jax Horvath, CSI	Concepts in Millwork	719-492-8411
Planning Chair:	Dodi Walch, CSI, CDT	McNelly Construction	719-527-1377
Website:	Debby Standard, CSI, CCPR	Bonded Materials	719-233-4856
Publications Chair:	Daryl Robinson, RA, CSI, CDT	LKA Partners, Inc.	719-473-8446
Directors:	Terry Strong, FCSI, CCS	Specifications Consultants, Inc.	719-577-9414
	Gregg Voos, RA, CSI, CCS	Construction Specifications	719-231-4235
	Dave Bourgault, CSI	Stresscon Corporation	719-390-5041
	Greg Gulliksen, AIA, CSI, CDT	CSNA Architects	719-473-7225



Previous Month's Meeting

September's meeting included a presentation about the proposed construction projects associated with Interstate Highway 25 and the creation of the Pikes Peak Regional Transportation Authority. Many of the projects proposed are contingent upon the passage of Referendum 1A which is on the ballot next month. Dr. Don Schley gave a very informative presentation about the issues concerning the out-of-date design and the dwindling condition of many of our bridges and over-passes. The current traffic load on I-25 can not be safely and efficiently handled on the current roadways, therefore the proposed improvements. For additional information about the proposed projects, please visit the website: <http://www.gowith1a.com>. Many thanks to Dr. Don for his time and contribution to our Chapter.

In addition, a representative of the Colorado Home Builders Association made a brief presentation about the proposed State Constitutional Amendment 34. She described the issues involved with the amendment and the harmful effects it may have on the construction industry. Randy Geving, of Six & Geving Insurance, has written an article in this newsletter concerning this Amendment. Please consider the issues at hand and vote NO on Amendment 34.



Please be sure to VOTE this election and express of your opinions about Referendum 1A, Amendment 34, the other ballot issues, and the candidates running for the various public offices. Make sure that you exercise the privilege granted to you by the Constitution of this great country and defended by the brave men and women of our armed services and law enforcement agencies. WE all have the moral obligation to participate in the process. Make sure you get to the polls on Tuesday, November 2, 2004 and VOTE!!

Mark your calendar for the upcoming Pikes Peak Chapter lunch meeting on
Wednesday, October 27, 2004 at Giuseppe's Depot Restaurant.
Please RSVP to Greg Gulliksen by noon Monday, October 25th.