

Your Past, Present and Future

Chapter Meetings are generally held on the third Tuesday of the month and include networking hour, technical presentation and dinner.

Board meetings are regularly held on the first Tuesday of the month.

- 09/18/18 Architectural Scavenger Hunt
- 10/16/18 Insulated Concrete Forms
- 11/27/18 Where the Roof Meets the Wall
- 12/07/18 Holiday Party
- 01/15/19 Code Jeopardy
- 02/19/19 Making it New Again - Navigating Renovations to Historical Buildings**
- 03/19/19 Residential Building Permitting
- 04/16/19 Fire Protection System Permitting and Combustibility Testing
- 05/21/19 Holy Name Turbine
- 06/18/19 Braveheart's Baseball Outing
- 07/26/19 Construction Industry Summer Open

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- Next Month's Program: Residential Permit Cheat Sheet - When Do You Need One and How Do You Get It?

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This Month's Chapter Meeting:

PROGRAM: Making it New Again: Navigating Renovations to Historical Buildings

The program will cover what constitutes a protected property, the rules for working on them and who to obtain approvals from. Hear case studies for successful and unsuccessful projects within the City, learn about tax credits, green incentives, and Code concessions.

Approved by the AIA for 1 HSW credit.

WHEN: Tuesday February 19th, 2019
5:00 – Cocktails, meet & greet
6:00 – Program Presentation
7:00 – Dinner

WHERE: Leo's Ristorante
11 Leo Turo Way
Worcester, MA

COST: Program: Free
Dinner: \$20 (students free)

RSVP: neregcsi@gmail.com



"Not that one - we'll have the historical society after us."

OUR PRESENTERS:

Susan Arena is the Preservation Planner for the City of Worcester, and liaison to the Worcester Historical Commission, for which she recently drafted upcoming revisions to the City's policies for work on Historical Buildings. She served as the program director for Adirondack Architectural Heritage, and as an Architectural Historian for EBI Consulting. She holds an MS in Historic Preservation from UVM, and meets the secretary of the Interior Professional Qualification Standards in the areas of Architectural History and Historic Preservation.



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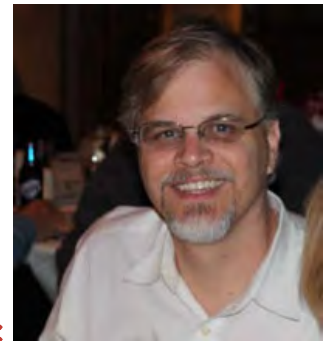
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From the President's Desk:

Stephen VanDyke, CSI, CDT, NCARB

As designers and builders, we never know all that we need to know about the codes and rules that pertain to constructing buildings. And despite reading the various codes and regulations and attending classes and programs to teach us the things we need to know, eventually we all fall short. Maybe it's working on a type of building we're unfamiliar with. Maybe it's a change to the rules in play that we haven't become familiar with yet. Or maybe it's one of those gray areas in the code that doesn't really follow the strict "letter of the law" and becomes subject to the interpretation of the Authority Having Jurisdiction. Whatever the reason, if you're reading this, then at some point you've come up with questions about meeting the code.

Over my 30 years in the field of Architecture, I've come to meet a few AHJs that have really mentored me. People who weren't annoyed by a question or demeaning after my admission of ignorance (though I've met more than a few of those too). I've always appreciated the code official who'd have a dialogue with me; hear the issue I'm facing, let me propose my understanding of the rules in play and help work toward a solution that satisfied the intent of the code as well as the specifics of the project. This month, we lost one such person – Tom Hopkins of the MAAB.

Tom served as the Executive Director of the Massachusetts Architectural Access Board, and in that capacity, he was typically the first point of contact for all matters pertaining to accessibility issues in construction. Over my career, I had many opportunities to meet and work with Tom, through simple questions about the unwritten intent of the code, to confirmation of what collateral code-compliance issues might be triggered to a project, to proposing compliance alternatives to tricky situations. Tom was always happy to listen, eager to share advice, and even willing to take my inquiries informally to the Board to get a read on how the matter might be received. He was as passionate about educating the design/construction industry as he was about protecting the rights of the disabled.

I don't know who'll take over as Executive Director, but I know I'll miss Tom. I hope his successor has a predilection toward open conversation about the rules in play, improving not just the built environment, but those who design and build it as well. I owe a lot of what I know today, to what Tom taught me.

This month's program will teach you about the ever-changing rules that pertain to building one and two family homes. Today's home aren't built like your father used to build them, and if you don't specialize in light residential construction then you'll be surprised by what you don't know. Join us this month with Patty Sheehan, Shrewsbury Building Inspector for highlights on common things she sees missed by designers and builders alike. Because like I said, you never know all you need to know...



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MGL c. 149 Bid Irregularities:

A municipal project for a school, subject to bidding under MGL c. 149 involved the installation of ceiling grid as a follow-up project to an abatement of the original ceilings. The ceiling tiles were to be installed in a subsequent project, along with lighting upgrades being performed under an upcoming energy initiative.

The project cost was estimated to be around \$53,000, so the bid documents had been prepared with no requirement for DCAMM Certification, as allowed under c. 149. During the pre-bid meeting, the Owner asked the designer to request an Alternate in the bid, for the ceiling tile installation, to see what the cost might be so that the tile work could be done under this project, if the pricing was favorable. An addendum was issued, identifying that work and requesting the price.

Three bids were received, in the following amounts:

	<u>Base Bid</u>	<u>Alternate</u>
Bidder 1	\$33,000	-\$2,500
Bidder 2	\$50,000	\$130,000
Bidder 3	\$53,000	\$120,000

None of the bidders were DCAMM certified. Bidder 1 has obviously misunderstood the Alternate, as they are proposing to install the ceiling tiles for free, and give back \$2,500 in credit to the School Department.



Questions:

1. Is Bidder 1 required to honor their bid?
2. Who can the School District contract with?

(Answers on next page)



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MGL c. 149 Bid Irregularities (cont.):

Answers:

1. No. Bidders are allowed to withdraw bids without forfeiture of their Bid Security, when a legitimate math error has occurred. In this case, providing a credit for installing additional material was a clear error. The Awarding Authority cannot force the Bidder to perform the work and give the credit quoted, nor can they invoke the bid bond.
2. None of the bids can be accepted. The threshold for DCAMM certification is \$150,000 which is calculated on the total estimated amount of the bid, regardless of whether the bid accepted is below that threshold. Since the two remaining bids exceed \$150,000, and neither bidder holds DCAMM Certification, neither bid is eligible and the project must be re-bid. Even if the School District can only afford the base bid, which is under \$150,000, the addition of the ceiling scope by Addendum changes the qualification requirements.

It should be noted though, that inclusion of the DCAMM Certificate is considered a “matter of form” which has no financial implications and therefore can be submitted after the bid without invalidating it. Bidders without Certification, would need to be submitted with the time period allowed in the bid documents for contract award.

Special thanks to Deb Anderson, Assistant Attorney General for consultation and advice in these matters.

We Are Now on Social Media!

Please be sure to follow us on Facebook, Twitter and LinkedIn!

WE'RE GETTING
SOCIAL

follow us @WCCCSI



Chapter Board Notes:

The Board met on 1/8/19 at Willikers Tex Mex in Shrewsbury. Here are a few highlights:

- Terri Bracken brought us up to speed on the Dynamic Chapter Program, specifically about changing Program names to achieve a better “hook” in order to catch the attention of potential guests. Frequent Program reminders were also encouraged. We should also be grading our performance after each Program in order to learn from successes and failures.
- Mike Lapomardo and Mike Sheehan recorded a radio show that aired on WTAG and WSRS in Worcester. It was a 30 minute spot that featured what WCCSI is all about and how we give back to the community.
- Looking ahead, we will discuss the challenges of working on historic buildings in February with Sue Arena and Deb Packard; cover the procedures of residential building permits with Patty Sheehan, Building Inspector from Shrewsbury; and in March we will visit the WPI Burn Lab with Craig Boucher, Monocot Fireproofing.
- Jackie Baum and Mike Helly continue to improve the Website, and we have Facebook notifications going out to people who have “liked” our page.
- Our next BOD Meeting is 2/5/19

Membership Update:

Welcome to our newest member: Roger Malboeuf. Roger grew up in Northbridge and currently lives in North Grafton. He is the Manufacturing Manager for Lincoln Precision Machining Company, where he has worked for the past 55 years. Lincoln manufactures the Lincoln Hoist, which is a ratchet type hoist.

Thank you to our members who renewed this month:

- Michael Gorman of Gorman Richardson Lewis Architects - 8 years
- Marty Helly of M H Specs LLC - 32 years

Building Hardware Code Jeopardy:

Thanks to Don Cherry of Allegion who presented Hardware Code Jeopardy. This was an entertaining way to review the critical code and life safety requirements of door hardware. Played in the same format as the popular TV game show, the categories for this version included Hot Stuff (fire door issues), Let Me Out (egress issues), Let Me In (accessibility and ingress) and Wired (electronic devices).

The real lesson from the game is that hardware is complicated. It takes an Architectural Hardware Consultant specializing these issues on a daily basis to ensure all the details are coordinated and code issues covered in making hardware selections. While our design professionals in attendance had a good idea of the concepts and reasoning behind the requirements, knowing the exact sizes, functions and details to answer each of the clues with the correct question was often beyond their ability in the fast moving game format. Unlike the TV show, Don took the time to explain the correct answers and the subtle differences between the right and wrong way to solve the issues after each clue.



Congrats to our attendees from the Worcester Fire Department. Their team pulled ahead on the final jeopardy question to win the game. The guys who put their life on the line every day to protect us also know their stuff when it comes to egress requirements and fire doors.

CSI Northeast Region Conference:

Save the Date: May 30 to June 1, 2019

“Don’t wait. The time will never be just right.” Mark Twain

We’re happy to announce that humorist, novelist and social critic Samuel Clemens - best known by his pen name, Mark Twain, will be joining us at the Northeast Region Conference (through the magic of a very talented impersonator, Kit Webb.) Mr. Twain will share his inspirational insights and humor with us as we explore the Challenges of Cold Weather Construction in Hartford at the end of May.



Kit Webb as Mark Twain

“It is wiser to find out than to suppose.” Mark Twain

We hope you’ll join us to learn from Mark Twain as well as from experts in the construction industry. Explore the conference pages for details, and make your plans now.

Product Rep Etiquette:

As tempting as it might be to constantly offer the lowest pricing, or to only speak negatively about your competition, the former in some ways demonstrates desperation and a lack of confidence in your product and service, and the latter can create a lasting negative backlash which can hurt your own reputation.



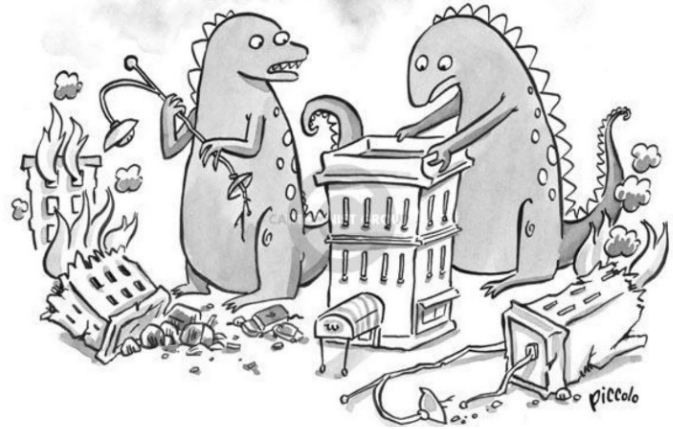
Let’s focus on the latter. Within your marketplace, competition is good for both you and your customers. As a company, if you are constantly aware of your competitor’s moves, you strive to mirror their success and avoid their failures. However, focusing just on their failures as you promote yourself to potential clients can be damaging. The extreme obvious result could be something along the lines of an accusation of slander, however, on a regular basis when you speak negatively about your competition you can also be insulting your potential client at the same time. What if your potential client has been using the competition? What does that say about them? Are you suggesting that they are making poor choices?

Instead, focus on what you have to offer. Explain why people are happy with your product and service. Don’t be afraid to say that although you might cost a little more, the end result is your customer has a worry free experience and considers you a part of their success. It’s easy to take the low road, and in my career I have fought back the desire to take that trip. In the end, if we all listen to our customers’ needs and concerns, follow the rules of professional engagement and stick to the facts, we are more apt to find success representing our product and ourselves.





MAKING IT NEW AGAIN



WHEN: Tuesday February 19, 2019
5:00 – Cocktails, meet and greet
6:00 - Program Presentation
7:00 – Dinner

WHERE: Leo's Ristorante
11 Leo Turo Way
Worcester, MA 01604

COST: Program: Free
Buffet: \$20 (students free)

NAVIGATING THE HISTORICAL RESTORATION PROCESS

So your new client bought this awesome turn-of-the-century estate and wants you to tackle the renovation. They've got big ideas – replace that tired slate roof, install vinyl siding over those flaky painted cedar shakes and tear that damaged porch down too. You know in the pit of your stomach that something's probably wrong with that plan. The building is old enough to be historical, but you don't know what to do next. Well you're in luck, because this month's co-presenters have all the answers to keep you out of trouble!

Susan Arena is the Preservation Planner for the City of Worcester, and liaison to the Worcester Historical Commission, for which she recently drafted upcoming revisions to the City's policies for work on Historical Buildings. She served as the program director for Adirondack Architectural Heritage, and as an Architectural Historian for EBI Consulting. She holds an MS in Historic Preservation from UVM, and meets the secretary of the Interior Professional Qualification Standards in the areas of Architectural History and Historic Preservation.



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The program will cover what constitutes a protected property, the rules for working on them and who to obtain approvals from. Hear case studies for successful and unsuccessful projects within the City, learn about tax credits, green incentives, and Code concessions. Approved by the AIA for 1 HSW credit, attendees will:

1. Understand laws and regulations applying to work on Historical Structures in Worcester.
2. Recognize advantages a Historical classification offers through the Accessibility Code and Energy Code.
3. Identify what constitutes a regulated property, and who the Authorities Having Jurisdiction are.
4. Learn appropriate and inappropriate methods for working on Historical properties through case studies.

So, before you get yourself in a pickle working on a protected building, come find out all the facts from the local leaders in the field. RSVP to neregcsi@gmail.com.



RESIDENTIAL PERMIT CHEAT SHEET – WHEN DO YOU NEED ONE AND HOW DO YOU GET IT?

WHEN: Tuesday March 19, 2019
5:00 – Networking
5:30 – Program
6:30 – Dinner

WHERE: Leo's Ristorante

11 Leo Turo Way
Worcester, MA 01604

COST: Program: Free
Dinner: \$20 (students free)



Residential construction has evolved significantly over the last 20 years or so. A nice Sunday drive thru towns east of Worcester such as Shrewsbury, Boylston, Northborough, and Southborough and you can easily see that Architects are no longer designing and Contractors are no longer building, the traditional cape or split entry style house anymore. They are designing and building larger houses, typically in a development, that in some cases barely fit on the parcel of land it sits on. There's no better example of this than in the town of Shrewsbury; an affluent town that has increasingly become more desirable to live in. Residential construction can be seen in every corner of town. But, like anything, there is a process and codes that have to be considered. At the head of this is the building inspector who has the responsibility of enforcing those codes and approving permits. For the town of Shrewsbury, those responsibilities fall upon Patty Sheehan, the Inspector of Buildings.

With a bachelor's degree in structural engineering from Worcester Polytechnic Institute, Patty began her career 22 years ago as a local inspector and progressed to her current position in 2010. Prior to her current position, her previous experience included bridge design, field work on commercial buildings, and plans examiner for the City of Worcester. Additionally, Patty earned a master's degree in secondary education at Worcester State University which propelled her to teach continuing education and preparation classes for the construction supervisor license.

This month's presentation and interactive discussion will be about maneuvering through the residential code and the process involved with securing a building permit. One of the objectives is to continue to promote a working relationship between building officials, design professionals, construction supervisors, and property owners, resulting in projects providing safe occupancy. Who better than Patty to lead this presentation!

The program is pending approval by the AIA for 1 HSW continuing education credit. After participating in this program, attendees will be able to:

1. Prepare comprehensive permit documents for residential projects.
2. Identify minimum required permit information required for approval on construction documents.
3. Recognize when residential projects can be constructed without licensed design professionals.
4. Understand aspects of the IRC modified by and unique to Massachusetts.

So, come join Worcester County CSI and learn the process to building your dream retirement home. Please RSVP to Terri Bracken at neregcsi@gmail.com