

MEETING AT A GLANCE

DATE: TUESDAY, JULY 17, 2018

TIME: 5:15 PM—Registration & Social Networking 6:00 PM—Announcements 6:15 PM—Dinner Service 7:00 PM—Program

PROGRAM:

MANCHESTER PACIFIC GATEWAY PROJECT: THE SUPER BOWL OF SAN DIEGO DEVELOPMENT

SPEAKER:

J. Kevin Heinly Project Manager—GENSLER

DINNER LOCATION:

Riverwalk Golf Club

1150 Fashion Valley Road, San Diego (Mission Valley on north side of I-8 between Hotel Circle North and Friars Road)

Meal choices: Tri-Tip, Salmon, or Vegetarian

COST: Members & Guests – \$40/person Students (discount) – \$25/person

Cancellations must be received by NOON on Monday, July 16th or no shows will be billed.

RSVP: Ovite <u>http://evite.me/dYSdjVhG9s</u>

MEMBERS AND GUESTS UTILITIZING THE EVITE RESERVATION PLATFORM MUST PROVIDE THE INDIVIDUAL'S NAME AND COMPANY NAME FOR EVERY REGISTRANT.

-OR: Paul Chang CPE – Sundt Construction 619.321.4822 <u>aspechapter4@outlook.com</u>.

San Diego's World-Class Waterfront Project: Manchester Pacific Gateway

by Lisa Thibodeaux, Construction Experts, Inc. ASPE San Diego Chapter #4 Programs Chair

The world-class Manchester Pacific Gateway project is now underway. After 12 years of court battles resulting in legal proceedings at the Supreme Court, the recent groundbreaking of the 12-acre mixed-use waterfront project was something to celebrate. This unique Class A destination includes the 372,000 sq ft 17story U.S. Navy Headquarters valued at \$174 million, seven buildings including a 29-story 524,000 sqft office tower, San Diego's 2nd largest hotel featuring 1,400 rooms, a 40,000 sqft museum, 1.9-acre waterfront park, and 8 restructured city blocks. The project is in a 3-year implementation phase. There will be one single dig. "All seven blocks are going to be in one single phase. Two hotels, three office buildings, 400,000 sqft of retail, and 300,000 underground parking spaces. It's going to be

(cont'd on pg 2)

INSIDE THIS ISSUE ...

July Program Article	1, <u>2</u> -3
2018 Scholarship Committee: 'News You Can Use'	<u>4</u>
SAVE THE DATE 9/21/18! ASPE 12th Annual Golf Tournamen	ıt <u>4</u>
Ask a CPE Q&A with Jeff Griffith CPE	<u>5</u>
Recap Article about the June 2018 ASPE Dinner Meeting on "The Luma Living Experience" at 520 West Ash St.	
in Downtown San Diego	<u>6</u>
Become an ASPE Newsletter Sponsor or Advertiser	<u>7</u>
ASPE Membership	<u>7</u>
ASPE Mission Statement & Code of Ethics	<u>7</u>
San Diego Chapter Calendar of Events	<u>8</u>
2017-2018 Officers, Board of Directors, Committees	<u>9</u>
Contact ASPE	<u>9</u>
ATTACHMENT	

ASPE 12th Annual Golf Tournament EVENT FLYER 10

phenomenal," Perry Dealy, principal of Dealy Development and development consultant for the project. Turner Construction is the General Contractor on the project. Gensler, known for their successful large-scale projects, is the Architect. KPFF is the engineering firm.

The Visionary

Developer and San Diego visionary, Papa Doug Manchester, is a long-time financier and developer of San Diego's hallmark buildings. "Papa Doug's diverse array of business holdings contributes to the development and success of the cities he loves. Since the early 1980s, he has played a huge role in making the San Diego convention and hospitality industries what they are today" (papadougmanchester.com).

Manchester's developments include the Manchester Grand Hyatt, San Diego Marriott Marquis and Marina, Manchester Financial Building, San Diego Convention Center, San Diego Union Tribune, and the Fairmont Grand Del Mar. He has set forward a remarkable new vision for America's Finest City. "This represents what will end up being a \$15 billion economic benefit to the San Diego region without a government subsidy," Manchester states, noting it will bring 3,500 construction jobs and 3,000 permanent jobs to San Diego. "The time has finally arrived for construction of a world-class venue for downtown San Diego."

Overall Structure

The Manchester Pacific Gateway is an ambitious project that stretches out over eight city blocks from the Pacific Highway to the east, West Harbor Drive to the south, North Harbor Drive to the west, and Broadway to the north.

The project designates the blocks as follows:

- 1A northwest block on Broadway and North Harbor Dr. Location of the existing Navy Building. This building will
 be the last to undergo demolition and construction as it will house current Naval operations during construction
 until the new building is ready for occupancy. The Manchester Plaza will be located here.
- 1B northeast block on Broadway and Pacific Highway. This is the site of the 28-story luxury hotel and office tower with retail on the first two floors.
- 2A on North Harbor Dr., E St. and F St. and 2B on Pacific Highway, E St. and F St. is the site of the 28-story Luxury Hotel and Conference Center with retail on the first two floors. Underground there will be a tunnel under Building 2AB.
- 3A on North Harbor Dr., F St. and G St. is the site of the 10-story Office Tower with retail on the first two floors. This building site will be a Core and Shell project. Restaurant space is anticipated for Level 2 of Building 3A.
- 3B on Pacific Highway, F St. and G St. is the location of the 17-story Office tower for the Navy. With 100% completed construction drawings, construction is set to begin August 1, 2018.
- 4A on North Harbor Dr., G St. and West Harbor Dr. and 4B on Pacific Highway, G St. and West Harbor Dr. is the 8-story Office Tower with opening for retail on the first two floors and restaurant location on the top floor of 4A. The bridge between the two towers will feature retail paseo.

The Navy Broadway Complex Development Plan allows for the following maximum uses:

Office	1,650,000 GSF
Hotel including retail, restaurant, and entertainment	1,220,000 GSF
Retail	25,000 GSF
Public Attractions	55,000 GSF
Surface Parking	300,000 GSF
Total	3,250,000 GSF

Two levels of underground parking will stretch along the 8 blocks. Parking is continuous except for Block 3B which is enclosed for security reasons.

(cont'd on pg 3)

Infrastructure

This project will also open up new roadways to pedestrian and vehicular traffic to connect the downtown to the waterfront for the first time.

- E Street
- F Street
- G Street

The intersections will open up spaces for daytime and nighttime entertainment.

Gensler's Design

Charged to create an iconic architecture that draws from San Diego history, Gensler reviewed the design of one of Manchester's favorite buildings, the Jewel on the Bay, the San Diego Administration Center. This historic building is home to the government offices and officials of San Diego County and includes elements of Spanish Revival and Beaux-Arts design, utilizing French neoclassicism, Gothic, and Renaissance techniques with Art Deco/Art Moderne details featuring long horizontal lines. Similar design influences can be found throughout San Diego, especially in Balboa Park.

Gensler's redesign and contribution to San Diego landscape can be found from North County to South County: CSU San Marcos Field House, UCSD Health Sciences and Medical Center, LPL Financial's new office tower, Petco Park, SDSU Tenochca Hall and Tula Conference Center, San Diego Tribune's downtown offices, Fifth Avenue Landing hotel, redesign of Qualcomm Stadium, and Manchester Pacific Gateway.

J. Kevin Heinly, Gensler's Managing Director and ASPE San Diego Guest Speaker

"This is probably one of the most exciting times to be in San Diego. So many incredible properties are up for redevelopment and they will redefine the city for the next century," says Gensler's Managing Director, Kevin Heinly.



Kevin Heinly

Kevin has been a pivotal force for Gensler's San Diego client development, project leadership, and strategic vision. He has successfully diversified the San Diego practice, growing the team from 20 to 100, through collaboration with industry-leading clients, including private companies, public REITs, colleges and universities, and government entities. In addition to being an active member of organizations like the Urban Land Institute and the Downtown San Diego Partnership, Kevin serves on the Board of Directors for the NAIOP San Diego Chapter and is an Advisory Board Member to the NewSchool of Architecture + Design. Kevin earned a Bachelor of Arts in Architecture from Lehigh University and a Master of Architecture from the University of Maryland.

Join ASPE San Diego Chapter 4 on Tuesday, July 17, to hear more about the Manchester Pacific Gateway Project from J. Kevin Heinly. Registration begins at 5:15 PM. Meeting starts at 6:00 PM.

Reservations: <u>Click here</u> to reserve through **Ovite** or go to <u>http://evite.me/dYSdjVhG9s</u>.

OR Contact Paul Chang, CPE with Sundt Construction

Telephone – (619) 321-4822 Email – aspechapter4@outlook.com

Lisa Thibodeaux

ASPE San Diego Chapter #4 Programs Chair

Lisa Thibodeaux is the President of Construction Experts, Inc., provider of high-quality, interactive online college-level estimating and construction classes.

2018 Scholarship Committee 'News You Can Use'

by Daniel Luckhardt, CPE— Scholarship Committee Chairman

t gives me great pleasure to write an article in this month's ASPE Newsletter which reflects the reason we actively participate in a professional organization. Giving back is instinctively in our DNA as professionals in a fast pace environment described simply as pre-construction cost estimating (IE: Professional Estimators).

On behalf of the *ASPE Chapter Four Scholarship Committee*, I am excited to announce the 2018 scholarship recipients. These young individuals, soon-to-become professionals in our community (they will likely estimate how to move our universe), will attend the Awards Dinner Meeting on Tuesday, July 17, 2018. Please join us and honor their achievements.

The 2018 American Society of Professional Estimators Scholarship Recipients are:

Richard Patton, San Diego State University, Construction Engineering Major, anticipating Bachelor's degree in May of 2020

Martin Torres, NewSchool of Architecture + Design, Architectural Major, anticipating Bachelor's degree in 2019

Please consider attending and meet this year's recipients during our networking period July 17, 2018. ■

SAVE THE DATE! ASPE 12th Annual Golf Tournament Friday, September 21, 2018

SPE SD is currently finalizing the details for our upcoming ASPE SD Golf Outing! We have picked out the menu, prizes, and giveaways. At this time, we are still looking for sponsors and to fill spots!

The event benefits the ASPE San Diego Chapter #4 Scholarship Program and will take place at Admiral Baker Golf Course on **Friday**, **September 21**, **2018**.

Registration and breakfast **begins at 6:30 AM** and an **8:00 AM** shotgun start. We will then conclude the day's activities with lunch and awards **from 12:00-3:00 PM**. Registration fees are \$185 per player or \$700 for a foursome. You may also preorder raffle ticket packages for \$25 which includes 2 mulligans, 4 grand prize tickets, and 10 regular prize tickets.

Sponsorship opportunities are available on 3 levels:

- Gold \$1,300 (includes 4 players, logo on the registration banner, hole/exhibitor signage, and food and beverage sponsorship)
- Silver \$975 (includes 4 players, logo on the registration banner, and hole/exhibitor signage)
- Bronze \$300 (includes hole/exhibitor signage).

For more information or to sign up for the event, please feel free to contact our Golf Committee Chairman, Ryan Wohlfarth, at <u>ryan.wohlfarth@uponor.com</u> or 619.318.2266. <u>Click here</u> for the event flyer.

As always, your support for this event is what makes it a success! We look forward to seeing you out on the course!



Daniel Luckhardt, CPE

Ask a CPE: Q & A

Responses from Jeff Griffith, CPE—FEMA/Fluor Corporation

1. When did you get your CPE certification?

2012

2. What made you take the CPE certification?



Jeff Griffith CPE

As a professional designation, it was the next step to recognize my accomplishments as an estimator and to move into work in the public sector. The government recognizes credentials, and I had planned to work for FEMA as a Fluor contractor.

3. How is it useful for you to have the CPE certification?

Beyond the obvious recognition by both peers and Fluor/FEMA, the CPE has ensured that I would be placed in three of the highest-paid positions in that line of work. I now have three skill sets with accompanying education and credentials that help to ensure that I'll not lack opportunity for my chosen profession.

4. What do you suggest to other estimators regarding getting certified?

There is no substitute for the CPE as a vehicle for recognition, opportunity and the resultant satisfaction of expressing your skills and passion for the estimating profession. I waited too long to get mine, so I encourage any reader of this testimony to seriously consider beginning the process of becoming CPE certified. I have received an abundance of encouragement and mentoring that greatly helped my readiness for the examination. I have personally spoken with the San Diego Chapter 4 and ASPE National, and I can assure everyone that the application process has never been easier.

5. Brief description of your certification process, estimating life and any other comments?

Like many others, my construction experience rests in several trades beyond my primary carpentry interests. These help in knowing how trades people and contractors think, an important quality for an estimator. I had already become familiar with the AIA documents and construction operations through my work as a project manager. These were confidence builders that helped me feel ready for the CPE exam. The required paper was an important step to express professionalism in my estimating and show that I'm confident to work in any situation. My degree in construction management had already qualified me as a senior-level individual at my company, but the CPE added senior status in estimating to the two other positions for which I was already qualified. Now, when I've been deployed as an estimator, it has always been at the senior level for the last six years. My nudge to apply for the exam came from a fellow carpenter at the San Diego chapter who had received his CPE some years before. Our experience had some similarities, so his encouragement at one of the dinner meetings was what I needed to get going. The encouragement didn't stop there as many in the Chapter provided excellent support along the way.

If you have any questions, please contact John Heusner CPE (<u>john.heusner@crbusa.com</u>) or Venu Dorapally CPE (<u>venuarch@gmail.com</u>).

Recap Article about the June 2018 ASPE Dinner Meeting on "The Luma Living Experience" at 520 West Ash St.



in Downtown San Diego by Ryan Wohlfarth, David Luhm, and Frank Young, FCPE

Visits to prominent jobsites under construction by the leading firms in our area has always been a hallmark of San Diego Chapter #4 programs, and June's featured spotlight of this residential complex was no exception. Once again, we appreciate the willingness of Member-Firm Swinerton Builders in hosting the site tour of their Luma project in downtown San Diego. These types of outings provide a unique learning experience for our members and industry colleagues to see firsthand how designers and contractors exhibit their talents and skills in completing often difficult, and challenging, building structures.

On Tuesday, June 19, Bobby Van Hollebeke, Project Manager with Swinerton Builders, invited ASPE San Diego Chapter 4 to tour the Luma mixed-use high rise at 520 W. Ash St. This project is a Lennar Multifamily Community designed by Carrier Johnson + Culture. The 29-story apartment building, with 5 stories below grade, will have a total of 220 living units ranging from studios to 3-bedroom apartments, as well as 5,000 square feet of commercial space, a clubhouse, and exterior deck with an outdoor pool and hot tub. Luma had over 1.5 years of design time before entering its 2-year construction period. The estimated cost for the building is \$90 million.

Some interesting challenges faced during construction were demolishing the two previously constructed buildings and digging 5 floors below grade where they encountered the water table. To date, they have amassed over 365,000 man hours of labor in this project. One of the highlights of the tour was viewing the rooftop pool and hot tub. The hot tub is located at the north edge of the roof with a 5" thick acrylic spa wall allowing for unobstructed views from the hot tub. The spa wall was manufactured in Italy and had a 6-month lead time for fabrication and delivery. This article incorporates some photos of the jobsite's unique spa wall taken by our crack photographer.



Following the site tour, the 8 members and 6 guests traveled to the Rock'n Baja Lobster restaurant in Old Town to savor a choice of Mexican delicacies and continue their lively conversations about the project and other construction topics. The group might have also tasted a cool beverage or two.

ASPE San Diego Chapter 4 would like to thank Bobby Van Hollebeke and the Swinerton team for their time and efforts in providing an enjoyable and informative tour.

Ryan Wohlfarth, David Luhm, and Frank Young ASPE San Diego Chapter #4 Programs Committee

Become an ASPE Newsletter Corporate Sponsor or Advertiser

CORPORATE SPONSOR—\$400/yr Includes following benefits:

- Sponsor Recognition in 12 Monthly Newsletters and on Chapter Website, GIFS Wheel
- Full-Page Sponsor Profile in 1 Issue
- Hot Link to Sponsor's Website or Designed Email Address

INDIVIDUAL BUSINESS CARD AD—\$200/yr

EMPLOYMENT AD:

\$70 /ad in 1 issue; \$100/ad on website FREE TO ASPE MEMBERS!

FOR MORE INFO-CONTACT:

Treasurer: FRANK YOUNG, FCPE Cell 619.980.4025; <u>pancho77@cox.net</u> P.R. Chair: STEVE SCHRAIBMAN, CPE Cell 619.252.4941; <u>steve@arcor-inc.com</u>



ASPE MISSION STATEMENT

The American Society of Professional Estimators is dedicated to the promotion of the profession of estimating and to the benefit of the construction industry.

Click here for ASPE's CODE OF ETHICS.

ASPE Membership

A n accurate cost estimate is the first of many key components of a successful construction project. Plan interpretation, labor and material costs, scheduling costs, and level of difficulty recognition are a fraction of the skills necessary to become a successful estimator.

Why join the American Society of Professional Estimators? ASPE is the most recognized and credentialed group of construction cost professionals in our nation's construction industry. ASPE provides education, industry information, and fellowship to all levels of our members. It is made up of professionals in the following three member classifications.

- -1- Estimator: Shall be an active Construction Estimator in one or more of the construction estimating disciplines.
- -2- Affiliate Member: Shall be employed in a construction-related field.
- -3- **Student:** Shall be a full-time student actively pursuing a curriculum leading to a degree or certificate in a construction-related field.

One of the ultimate goals of a member in ASPE is to achieve status as a "Certified Professional Estimator," otherwise know as "CPE." CPE status is recognized by Builders, Government Agencies, Developers, and many other Corporate entities as the highest level of qualification as an estimator. Educational training is available to become part of this elite group of professionals.

ASPE San Diego Chapter #4 is perennially recognized as one of the top chapters of the nation's 50 chapters. The local chapter meets on the third Tuesday of each month. This general membership meeting offers education and insight into our industry. Each membership meeting is highlighted by presentations and guest speakers, with information pertinent to our ever-changing industry.

If you would like to become part of this exciting group of professionals, please contact Venu Dorapally CPE at 858.947.5197 or:

venuarch@gmail.com

San Diego Chapter #4 Calendar of Events



Tuesday, July 17, 2018 (5:15 PM Registration) ASPE San Diego Monthly Dinner Meeting-Presentation of Scholarships

Program: Manchester Pacific Gateway Principal J. Kevin Heinly, Principal and Speaker: Managing Director—Gensler San Diego Scholarship Committee Presentation of Scholarships: Location: Riverwalk Golf Club 1150 Fashion Valley Road, San Diego

Saturday, August 4, 2018 (8:00 AM - 12:00 PM)

ASPE San Diego Planning Retreat

Tentative	Riverwalk Golf Club
Location:	1150 Fashion Valley Road, San Diego

Tuesday, August 21, 2018 (5:30-7:30 PM) ASPE San Diego Summer Social

Location: To be determined

Tuesday, September 18, 2018 (5:00 PM Registration) ASPE San Diego Monthly Site Tour and Dinner Meeting

Project	7
Location:	

Dinner Venue:

To be determined

Site Tour Hosts: To be determined



Schedule: Site Tour Begins 5:30 PM Dinner ONLY Registration Begins 6:30 PM Dinner Service Commences 7:15 PM Short Program following Dinner

To be determined

Friday, September 21, 2018 (6:30 AM Registration)

ASPE San Diego Annual Golf Tournament

Click here for event flyer.

Location: Admiral Baker Golf Course 2400 Admiral Baker Way, San Diego (Off Friars Road in Mission Valley)

Tuesday, September 25, 2018 (5:30-7:30 PM) ASPE San Diego Monthly Board Meeting

Location:	Sundt Construction
	1550 Hotel Circle North, Ste 400
	San Diego (Mission Valley)

Tuesday, October 16, 2018 (5:15 PM Registration) ASPE San Diego Monthly Dinner Meeting

Program:	To be determined
In-House	Dan Kilcoyne
Speaker:	California Panel Systems
Tentative	Riverwalk Golf Club
Location:	1150 Fashion Valley Road, San Diego

Tuesday, October 23, 2018 (5:30-7:30 PM) ASPE San Diego Monthly Board Meeting

Location:	Sundt Construction
	1550 Hotel Circle North, Ste 400
	San Diego (Mission Valley)

Tuesday, November 20, 2018 (5:15 PM Registration) ASPE San Diego Monthly Dinner Meeting

Program:	To be determined
In-House Speaker:	To be determined
Tentative Location:	Riverwalk Golf Club 1150 Fashion Valley Road, San Diego

Tuesday, December 4, 2018 (5:30-7:30 PM) ASPE San Diego Monthly Board Meeting

Location:

Sundt Construction 1550 Hotel Circle North, Ste 400 San Diego (Mission Valley)



efit for the ASPE San Diego Chapter #4 Scholarship Program 6:30 AM Registration and Breakfast | 8 AM Shotgon Start | 12-3PM Lunch and Awards

Directory of San Diego Chapter #4 Officers and Directors



TECHNICAL COMMITTEES:		2017-201	8 Chapte	er Office	ers
Certification: John W. Heusner, CPE	Office	Officer	Phone	Fax	Email
Education: Steve Schraibman, CPE	President	OPEN			
Standards: Dan Luckhardt, CPE	1 st Vice- President	Steve Schraibman, CPE Arcor-Inc.	858.481.4494 619.252.4941-C	858.481.4146	steve@arcor-inc.com
STANDING COMMITTEES: Chapter Awards	2 nd Vice- President	Dan Luckhardt, CPE Swinerton Builders	619.291.4600 858.342.8017-C		dluckhardt@swinerton.com
Frank Young, FCPE National Awards	3 rd Vice- President	Paul Chang, CPE Sundt Construction	619.321.4822 619.430.3361-C	619.321.4932	aspechapter4@ outlook.com
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VACANT Communications— Website:	Treasurer	Frank E. Young, FCPE CSOS Consulting	619.440.5517 619.980.4025-C	619.401.7545	pancho77@cox.net
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Finance: Frank Young, FCPE	Executive Administrator	Margy Ashby	619.749.1890 619.593.9988	619.839.3817	info@aspechapter4.org aspesd4@gasvcs.net
Ways & Means: Ryan Wohlfarth			619.302.3257-C		
Public Relations/ Calendar:	201	7-2018 Ch a	pter Boa	ard of D	rectors
Steve Schraibman, CPE	Direc	tor Phone	Fax		Email
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Programs: Lisa Thibodeaux	David Luhm, E Countywide Me		355-C	<u>dluhm@</u>	@countywidems.com
OTHER COMMITTEES: Ethics: Dan Luckhardt, CPE	Mark Olsen, Cl Madsen, Knep Associates, Inc	pers & 206.218.90		molsen	@mkainc.com
Mentoring: Frank Young, FCPE	Ryan Wohlfartl Uponor	n, E 800.321.4	739	<u>ryan.w</u>	ohlfarth@uponor.com
Scholarships: Dan Luckhardt, CPE	CONTACT ASPE SAN DIEGO CHAPTER				
Outreach (formerly	Phone: 619.749.1890 Email: info@aspechapter4.org				
Telephone): Paul Chang, CPE	Cha	pter Website: aspechap	ter4.org Natio	onal Website: as	spenational.org



Admiral Baker Golf Course 2400 Admiral Baker Rd #3604 • San Diego, CA 92124

Friday September 21st, 2018 A Benefit for the ASPE San Diego Chapter #4 Scholarship Program

6:30 AM Registration and Breakfast | 8 AM Shotgon Start | 12-3PM Lunch and Awards

FEES

\$185.00 PER PLAYER (\$700 - Foursome) (Includes breakfast, luncheon, beverage tickets green fees, range balls, giveaways)

SPONSORSHIPS

GOLD - \$1.300

(Includes 4 players, logo on registration banner, hole signage, and food & beverage sponsor)

SILVER - \$975

(Includes 4 Players, logo on registration banner and hole/exhibitors signage)

BRONZE - \$300

CC #

(Includes hole signage)



For more information contact: **Ryan Wohlfarth** 619-318-2266 ryan.wohlfarth@uponor.com

All Proceeds benefit: **ASPE San Diego Chapter #4** SCHOLARSHIP PROGRAM http://www.aspenational.org/page/scholarship

	Registratio	n form (de	eadline August 31st)
Company		Golfer 1	
Name		Golfer 2	
Address		Golfer 3	
City/Zip		Golfer 4	
Phone			
Sponsorshi	ps: Gold□ Silver□ Bronze□	Checks Pa	ayable to :
Golf Only:	Individual 🗆 Foursome 🗆	ASPE Sat	n Diego Chapter #4
If Paying by credit card: Name Expiration Date CVV			

Zip Code

Desistuation Form (1)