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American Society of Professional Estimators



S.D. Mator

June 2016

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Volume 14, Issue 11

MEETING AT A GLANCE

DATE: TUESDAY, JUNE 21, 2016

TIME: 5:00 PM—Site Tour Registration & Sign Insurance Waivers

5:30 PM—Commence Site Tour

6:30 PM—Dinner Registration/
Social Networking

For those not attending the Site Tour

7:15 PM—Dinner Service Begins

8:00 PM—Pledge, Announcements,
and Program

PROGRAM:

**SITE TOUR & DINNER PRESENTATION:
"BALLPARK VILLAGE PROJECT"**

SITE TOUR LOCATION:

Ballpark Village
1091 K Street, San Diego (East Village)

SITE TOUR HOSTS:

Representatives from Turner Construction Co.:

Matt Smith—Project Manager

James Alexander—Project Safety Officer

DINNER MEETING LOCATION:

The Old Spaghetti Factory
275 Fifth Avenue, San Diego (Gaslamp District)

COST: \$35 per person


\$25 for full-time students

\$10 for site tour only

*Cancellations must be received by NOON on Monday,
June 20th or no shows will be billed accordingly.*

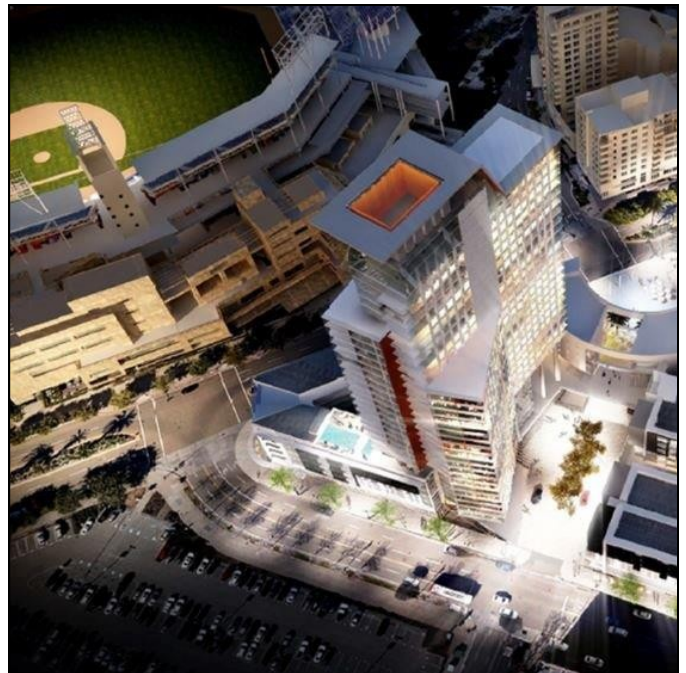
RSVP: <http://evite.me/cmDr8JUtrf>

—OR: Paul Chang, E – Sundt Construction
619.321.4822

 aspechapter4@outlook.com

Site Tour & Dinner Meeting Presentation – Ballpark Village Project:

**"Ballpark Village – JMI Realty/
Greystar Real Estate Partners'
High-Rise Mixed Use Complex
in East Village"**



June Program Notes

The construction of Petco Park precipitated an enormous redevelopment and revitalization of the East Village sector in downtown San Diego. That evolution continues today as one views the skyline to observe recently completed structures, as well as tower cranes that symbolize new edifices coming out of the

(cont'd on pg 3)

Greetings!

Last month we were excited to have Andy Bryl of Bluebeam, Inc. Andy gave a Presentation and Introduction to Bluebeam and its usage in the Construction Industry. The presentation consisted of a live demonstration of many of the functions Bluebeam has to offer followed by a Q&A time.

Well, we finally made it. Our New and Improved Website is now live and functional! We are still fine tuning a few items and will be adding new functions as we go along.



Michael Moyers, CPE

Dues Renewal: We are at that time of year again. The 2016-2017 Membership Renewal cycle is here. Invoicing has begun, and everyone should have received their invoice via email by now. If you have changed jobs or status in some way and have not updated your contact information with National, you may not receive it. If you do not receive it and/or should you have questions regarding your membership or renewal, please feel free to give me a call at (858) 737-7316 or Tina at SBO at (615) 316-9200. Please note that they are due by July 1, 2016.

When your invoice is received, I would like to ask that all of you take a moment and renew your membership in a timely manner. I hope to see all of you on the roster again for next year and years to come

Membership Status: As of the most recent Chapter Roster issued May 2016 by SBO (Society Business Office), our membership stands at 61. We currently have 26 members who are CPE's and one FCPE. As a reminder to all members, if you have changed jobs, are in-between jobs, retired or have had to relocate, please update your status/contact information online at www.aspenational.org. You can also contact your Chapter Membership Chairman for assistance at frednagel@gmail.com.

For those of you who have thought of becoming more involved in our Chapter, we could always use the help. If you are interested, please contact me at (858) 737-7316 or email me at michael.moyers@bestinteriors.net.

New Members: We would like to welcome our newest member, **Lisa Thibodeaux** of ConstructionClasses.com.

Upcoming Events: In June, we will be touring the new Ball Park Village project in Downtown. Our hosts will be Turner Construction.


In July, four of us will be heading to Tampa Bay to attend the Annual Estimators Forum and National Business Session. On the agenda for the Business Session is the voting on the proposed Bylaws Re-Write. The following are some of the items that are going to be changing:

- A. National Bylaws are getting a total makeover.
- B. Standard Chapter Bylaws are getting a total makeover.
- C. Standard Operations Manual is getting re-written.
- D. Core Values are being changed, along with a newly written Vision and Mission Statement.
- E. The composition of the National Board will be changing along with the Organizational Chart.
- F. It is being proposed that Chapter Dues will be the same for all Chapters.
- G. All Chapters will need to have a tax status of 501 (c)(6) in order to be in compliance with National and the National Bylaws.
- H. A new Logo is being designed.

All members should have received a copy of the Proposed National Bylaws from the SBO. Please review these as I will be sending an email in the next week asking for your opinion (for or against) the new changes. If you have any questions, please feel free to give me a call or email me.

Michael D. Moyers, CPE
Best Interiors, Inc.
President, ASPE San Diego Chapter #4

Todd Caha, CPE
Senior Estimating Manager



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ground. Ballpark Village, located east of Petco along Park Boulevard and Imperial Avenue, represents another landmark project in this area. **Turner Construction Co.** has graciously agreed to host ASPE San Diego Chapter #4 for a Site Tour on Tuesday, June 21st to witness the early stages of construction for this mixed-use development.

This venture represents the first project to be developed under the Community Benefits Agreement. Elements of that agreement include standards for living wage jobs with local hiring, provide a percentage of affordable housing, and incorporating sustainable building practices. \$1,500,000 has been committed to training programs and support services to entice the local population to seek apprenticeship positions and other employment opportunities made available during construction.

Civic San Diego, the city agency overseeing downtown development which replaced the former Centre City Development Corp. (CCDC), has shown the ability to form public-private partnerships to improve neighborhoods. Ballfield Village has been in the works for over a decade. In order to gain City approval, JMI Realty contributed \$4,000,000 to the \$27M pedestrian bridge over Harbor Drive. The cluster will offer its residents a true “live, work, play” environment due to its central location near the area’s top employers’ offices, restaurants, and entertainment options.

The complex will feature 720 residential units in the 37-story high-rise tower and 3 adjacent 6-story buildings, ranging in size from 560 SF up to 1,400 SF and will include 27 affordable units for low income tenants. The 3.5-acre triangular-shaped parcel will have over 1,200 parking spots in the underground garage, and 55,000 SF of ground floor retail space. A pedestrian plaza, with café-style seating and displays of public art, will be home to future farmers markets, car shows, musical groups, and other special events. The “Grand Staircase,” reminiscent of the Spanish Steps in Rome, will help showcase the entrance to the pedestrian plaza. A 2,500-foot long above-grade walkway will link the residential buildings on the third level of the podium structure. In amongst the structures, residents and visitors will have a picture frame-like cutout view of the Central Library. The stepped-down roof resembles a paper airplane in concept.

Carrier Johnson + Culture is the lead architectural firm for the \$250,000,000 capital investment. The design will strive to achieve, at a minimum, LEED Silver certification.

Turner Construction Co. began construction in May 2015, with Phase 1 (mid-rise buildings) completion expected by the third quarter of 2017, and Phase 2 (tower) completion anticipated by the end of the second quarter in 2018. The project will generate upwards of 750 construction jobs and 230 permanent jobs for the San Diego economy.

We are privileged to have Matt Smith, Senior Project Manager, and James Alexander, Project Safety Officer, with Turner Construction Co. act as our hosts and Site Tour leaders for their Ballpark Village project located at 1091 K Street, San Diego (East Village) on Tuesday, June 21st. These individuals will escort ASPE San Diego Chapter #4 members and guests on a guided job walk to view these interesting aspects of this complex:

- Concrete Formwork and Rebar
- Self-Climbing Core System for Concrete Construction
- In-Slab Electrical Rough-Ins
- Sprinkler Piping Rough-Ins
- Site Utilities
- Waterproofing of Basement Walls
- Backfilling of Basement Excavation



Registration for the Site Tour begins at 5:00 PM in Turner’s field office, with the Site Tour starting promptly at 5:30 PM. Attendees will be asked to sign the normal insurance waiver form prior to entering the construction area. **Parking will not be permitted on the site.**

NOTE: PERSONAL PROTECTIVE EQUIPMENT (Hard Hat, Safety Glasses, Safety Vest, Gloves, Hard-Toed Shoes, and Appropriate Clothing) WILL BE REQUIRED BY SITE TOUR ATTENDEES. Ladies must wear pants – no dresses or skirts). If necessary, Turner Construction Co. can provide up to 6 sets for visitors. PARKING MAY BE A PROBLEM FOR BOTH THE SITE TOUR AND DINNER MEETING, BUT THE SAN DIEGO PADRES DO NOT HAVE A BASEBALL GAME THAT EVENING.

(cont'd on pg 5)

In-House Speaker Article for June 2016

by Frank E. Young, FCPE — Ramos CS

Some of our members know that I serve on the Westminster Manor Board of Directors. This non-profit organization operates a 16-story, 152-unit high-rise seniors' affordable housing facility in downtown San Diego. The structure was originally designed by Richard George Wheeler and Bugenhagen & Associates, and built by Roel Construction Co. After paying off the initial HUD Section 236 loan in 2012, it was our goal to make significant improvements to the building for the benefit of the residents. One of our Board members invited a former business partner to meet with the group, give a presentation for redeveloping the property, and submit his company's proposal for that purpose. This initial step began a long and arduous road to complete the rehabilitation work in December 2015.



Frank Young, FCPE

After hearing the first overture, it became obvious to the Board that we should implement a more comprehensive investigation into the various aspects of redevelopment. The nine-person Board appointed a three-man Rehabilitation Committee, and I served as a member of that oversight group. We engaged the services of real estate professionals with Colliers International to assist us in the creation of a Request for Proposal document for circulation among selected developers with affordable housing experience. Six proposals were received which entailed a thorough review prior to selecting three firms to undergo an in-depth interview process. We devised a 10-point matrix to evaluate each company's experience and expertise, financial capacity, and other significant qualities that would be of specific benefit to our project. Chelsea Investment Corporation, headquartered in Carlsbad, CA, was chosen to become our development partner. During the RFP period, the Committee also interviewed several financial advisors to assist with how the deal would be structured and to analyze the pro-forma financial data. At the same time, we also carried out a similar activity with several recommended legal entities that were familiar with the complexities and challenges unique to affordable housing. We entered into a Redevelopment Partnership Agreement with Chelsea and jointly picked Basis Architecture from Oakland to handle the design work associated with the renovation. That firm had recently completed a comparable assignment for Sorrento Towers, just off Clairemont Mesa Blvd above Mission Bay.

Chelsea Investment Corp. has two in-house construction firms (Emmerson Construction and Frontera Construction) which would act as General Contractor for the remodel.

Following completion of the drawings, bids were solicited from a minimum of three preferred subcontractors in each trade. Those quotations were jointly scrutinized by Chelsea/Emmerson project management personnel and our Committee. We also conducted a cursory constructability review of the drawings and specifications to uncover discrepancies, errors and omissions, or consider value engineering options.

Although the General Contractor had final decision-making authority in choosing the subs and vendors, our Committee was afforded the opportunity of input into that process.

Construction finally commenced in December 2014. The Board engaged the services of a Construction Management firm from Orange County as our onsite representative during the rehabilitation. Scope of work included the following major components:

- Hazardous material abatement
- Demolition of interior walls, finishes, and equipment
- Demolition of existing roof membrane and sheet metal flashing
- Installation of new single ply roof membrane and sheet metal flashing
- Installation of new interior walls, finishes, and equipment
- Replacement of existing windows and window-wall exterior with dual glazed systems
- Replace exterior and interior doors including automatic sliding doors at entry
- Repairs to balcony decks and installation of Sika epoxy coating
- Complete repaint of exterior and interior of building
- Installation of complete fire sprinkler system with fire pump
- Replacement of corroded vertical and larger horizontal waste lines, and relining new waste lines and other existing horizontal waste lines

[\(cont'd on pg 5\)](#)

After the Site Tour, we will travel a few short blocks to the Gaslamp Quarter. ASPE returns to the Old Spaghetti Factory, located at 275 Fifth Avenue in downtown San Diego, adjacent to the Hard Rock Hotel, as our dinner venue. The group will be seated in a separate dining area on the second floor of the restaurant. Registration for those not attending the Site Tour will open at 6:30 PM, with dinner service scheduled for 7:00 PM, and a short program to follow. Members and guests will enjoy the following selections: Green Salad, Choice of Spaghetti with Meatballs and Marinara Sauce, Baked Lasagna, or Chicken Marsala, Spumoni Ice Cream, and Beverage (Coffee, Tea, Milk, or Soft Drinks).

Unfortunately, neither Matt Smith nor anyone from Turner's estimating staff will be joining us for dinner. Frank Young with Ramos CS will be providing a short talk about the rehabilitation of Westminster Manor, a 16-story, 152-unit seniors' affordable housing facility in downtown San Diego.

Cost will be \$35 per person and \$25 per student. We will be charging a nominal fee of \$10 per person for the Site Tour portion ONLY. This dinner meeting affords our membership and construction colleagues an opportunity to visit and find out about another landmark project in the East Village area of downtown.

[Click here](#) to make your reservation through

 ... or go to <http://evite.me/cmDr8JUtrf>.

Or contact Paul Chang with Sundt Construction at (619) 321-4822 or aspechapter4@outlook.com.

Frank E. Young, FCPE

*ASPE San Diego Chapter #4
Programs Committee Chair*

In-House Speaker Article


[cont'd from pg 4](#)

- Upgrading some switchgear and installation of new fire alarm, security systems
- Furnishings for common areas (development partners' responsibility)
- Erection and dismantling personnel/material hoist on west elevation
- Relocation of residents during construction
- Landscaping improvements
- Resealing and restriping parking lots

Floor area on each level is approximately 8,000 SF, including 10 residential units and corridors. The basement level contains the laundry equipment (washers, dryers, folding tables), maintenance shop, storage lockers, and MEP spaces. The first floor houses the Entry Lobby and mailboxes, administrative offices, and Library and Computer Room, while the 16th floor is home to a large Community Room with adjoining Kitchen, storage, and restrooms. The patio area on the west side of the building has a BBQ and covered seating, trellis structure, community garden planters, and attractive landscaping.

The renovation cost totaled \$11,000,000 plus FF&E items. The in-house talk during the dinner meeting program on Tuesday, June 21st will highlight some of the specific features covered in this article as well as touching on certain trials and tribulations encountered during the project.

Frank E. Young, FCPE



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EMBRACING CHANGE

Change has been described as the only constant. Change is all around us; it is how society has progressed throughout history. Learning to accept change in one's workplace becomes a critical skill to achieving success in your career. Dealing with modifications to daily schedules and work procedures represents the norm rather than the exception in the world of construction. Looking back over a period of years, we can see how change can bring about positive elements if we choose to change with the times and take advantage of new opportunities that present themselves to help our businesses. Dave Kerpen, noted entrepreneur, author, and speaker, talks about how hard change can be for companies and their key employees, but exhorts us to run toward change rather than seeking ways to circumvent its consequences. He notes that the status quo provides a more comfortable atmosphere in which to live and labor. We only have to look at how advances in technology and communications have driven our work environment in the last two decades. The following quotation has been attributed to Benjamin Franklin: "When you're finished changing, you're finished." Charles Darwin added, "it is not the strongest or the most intelligent who will survive, but those who can best manage change."



Frank Young, FCPE

At the recent Regional Meetings held throughout the county, ASPE leaders informed those in attendance of impending changes in the way that we conduct our business. For fear of making inaccurate statements due to a lack of knowledge, I will not attempt to cover all the bases at this time. The Chapters will receive more definitive information prior to the Annual Meeting & Estimating Summit, have an opportunity to learn more about the specifics surrounding these issues during a roundtable discussion on Saturday morning before the National Business Council, and then vote to implement the Action Plan going forward. I can state that the proposed changes should help transform a somewhat static organization into a more dynamic group, designed to focus more on fulfilling our Mission to the membership and the construction industry. With a new Strategic Plan in place, the Society intends to reorganize and streamline its operations, pass new National and Standard Chapter Bylaws that will better mirror those of other professional associations, and better prepare us for coping with the challenges ahead.

We can resist these changes and continue to stagnate, or we can embrace them and offer our assistance within the Chapter to improve the current state of affairs. Rose Fass, CEO of the consulting firm, fassforward, believes that change is inevitable, and leaders often tend to abdicate their positions rather than showing the strength necessary to take charge. "The best kind of change comes when you envision, initiate, and control it. That type of change creates opportunities, transforms companies, and ignites growth." Organization change should be thought of as a three-step process:

- Define the change and identify what changes should be undertaken.
- Sell the change to all stakeholders.
- Execute the change by affording everyone a chance to buy in to the cause.

San Diego Chapter #4 will further analyze these new policies and procedures during our Annual Planning Retreat on Saturday, August 6th. Rest assured that President Mike Moyers will keep everyone informed as to any and all developments regarding these changes. We hope that you will choose to embrace them and join us in communicating the message and the program to our members, our Member-Firms, and other construction colleagues in the local area. ■

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Summer Online Construction Classes Start June 20th

The following article contains information about online construction courses offered at San Diego State University and selected non-profit construction industry organizations. **Classes start June 20, 2016.** Registrations are currently being accepted by all providers.

Registration options for Summer Semester 2016 classes include:

- | | | | |
|-------|---|--------|--|
| * 101 | Introduction to Construction Estimating | * 202S | Oral and Written Communication (STP Unit 2) |
| * 102 | Essential Construction Math | * 204P | Contract Documents and Construction Law (STP Unit 4) |
| * 103 | Construction Blueprint Reading | * 205T | Planning and Scheduling (STP Unit 3) |
| * 105 | Estimating and Bidding 1 | * 305 | Building Green Buildings: The Contractor's Perspective |
| * 106 | Estimating and Bidding 2 | | |
| * 107 | Construction Materials and Practices | | |
| * 108 | Construction Equipment and Methods | | |
| * 114 | Civil Estimating | | |

101 INTRODUCTION TO CONSTRUCTION ESTIMATING (online)

Learn the basic principles of construction estimating. Topics to be studied include: organization of the estimate, types of estimates, elements of an estimate, quantity take-off techniques, pricing techniques, adjusting the estimate for a variety of variable factors, estimating labor, materials and equipment, and profit and overhead markups. Students will learn about the different types of estimates and how to organize an estimating document. This course will build a foundation of knowledge that the student will use while estimating virtually any individual trade or project type.

http://www.constructionclasses.com/estcert/101_itce.htm

102 ESSENTIAL CONSTRUCTION MATH (online)

This class is intended to develop mathematical skills that can be applied to the construction trades through practice and application. This course is an introduction to other courses in construction. While this class is not a prerequisite for any other classes, it does provide a foundation for them.

http://www.constructionclasses.com/estcert/102_math.htm

103 CONSTRUCTION BLUEPRINT READING (online)

Learn how to read architectural, structural, civil, mechanical and electrical blueprints. Students will practice looking up information and solving common construction problems by reading the blueprints. This course is designed to provide foundational knowledge and practice at reading blueprints.

http://www.constructionclasses.com/blueprint/blueprint_syllabus.htm

105 ESTIMATING AND BIDDING 1 (online)

This course features hands-on estimating and quantity take-off activities associated with General Conditions, Earthwork, Site Work, Concrete and Masonry. By the end of this class, students should be able to estimate the cost of general conditions, prepare quantity take-off of excavation and backfill, prepare a quantity take-off of concrete and formwork, and use unit prices to price an estimate. <http://www.constructionclasses.com/estcert/eb1.htm>

106 ESTIMATING AND BIDDING 2 (online)

This course features hands-on estimating and quantity take-off activities associated with Metals, Wood, Doors and Windows, Finishes, Electrical, and Mechanical Estimating. By the end of this class, students should be able to estimate the conceptual cost of structural metals, prepare quantity take-off and estimate of rough carpentry, prepare a quantity take-off of roofing and waterproofing, use unit prices to price doors and windows, prepare quantity take-off and estimate various finishes, prepare a quantity take-off and conceptual estimate of mechanical systems, and prepare a quantity take-off and conceptual estimate of electrical systems.

<http://www.constructionclasses.com/estcert/eb2.htm>

107 CONSTRUCTION MATERIALS AND PRACTICES (online)

Learn about quality control procedures for various materials, material manufacturing processes, and the physical limitations of the materials being studied. The regulatory environment under which materials are manufactured and incorporated into new structures will be studied. http://www.constructionclasses.com/estcert/107_mats.htm

(cont'd on pg 8)

CIVIL SITEWORK CLASSES

108 CONSTRUCTION EQUIPMENT AND METHODS (online)

The purpose of this course is to give the student an overall understanding of construction equipment and selected construction methods. This includes selection, economy and productivity of common construction equipment and construction procedures for site development and industrial, heavy and civil construction. The course will introduce students to civil construction plans, determining earthwork quantities, equipment economics and utilization, equipment production rates, fundamentals of earthmoving and excavating, loading and hauling equipment.

<http://www.constructionclasses.com/css/descriptions/108.htm>

114 ESTIMATING CIVIL AND SITEWORK CONSTRUCTION (online)

This course introduces students to estimating civil engineering, heavy construction projects, and sitework construction projects. This course will cover reading and understanding civil construction plans, determining earthwork quantities, determining crew make-up, and fundamentals of estimating various civil and sitework components.

<http://www.constructionclasses.com/css/descriptions/114.htm>

CONSTRUCTION SUPERVISION CLASSES

202S ORAL AND WRITTEN COMMUNICATIONS, STP 2 (online)

This course is designed to teach you how to become a more effective construction supervisor by becoming a more effective communicator. The skills you learn within the course will be put to use right away!

<http://www.constructionclasses.com/css/descriptions/202S.htm>

204P CONTRACT DOCUMENTS AND CONSTRUCTION LAW, STP 4 (online)

This course focuses on understanding the relationship between contract documents and the construction process. Students will explore contractual relationships, legal roles and responsibilities, contract types, legal issues including regulatory issues, liens, bonds, insurance, general conditions, and how standardized forms are used. Students will also study legal issues that often result in construction disputes including differing site conditions, time and schedule impacts, change orders and changed conditions.

Part of Civil Site Work Certificate <http://www.constructionclasses.com/css/descriptions/204P.htm>

205T PLANNING AND SCHEDULING, STP 3 (online)

Students will learn how to plan, prepare and update construction project schedules in this course. Construction planning will be studied, as well as practice on preparing a project plan. Through the use of case studies, students will learn how to define construction activities, determine activity duration, and assemble the activities into a logical construction schedule. Students will also learn to create and use bar charts and critical path schedules.

Part of Civil Site Work Certificate <http://www.constructionclasses.com/css/descriptions/205T.htm>

PROJECT MANAGEMENT CLASS

305 BUILDING GREEN BUILDINGS: THE CONTRACTOR'S PERSPECTIVE

This course will provide construction professionals with information that will help them to effectively bid, contract, build and close out green building projects. http://www.constructionclasses.com/pm/305_greenconst.htm

To learn more about online CERTIFICATE PROGRAMS, go to:

http://www.constructionclasses.com/certificate_programs.htm

QUESTIONS? Send an email to Lisa Thibodeaux at Lisa@ConstructionClasses.com or visit the Frequently Asked Questions page at http://www.constructionclasses.com/faq_potential.htm. ■

ASPE San Diego Chapter #4's May Dinner Meeting Sponsor



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FOR MORE INFORMATION:

Contact **LAURA PARKER, CPE**
619.704.2914 (ofc); 619.977.2817 (cell)
OR lauraparkercpe@gmail.com



ASPE MISSION STATEMENT

The American Society of Professional Estimators serves construction estimators by providing education, fellowship and the opportunity for professional development.

[Click here for ASPE's CODE OF ETHICS.](#)

ASPE Membership

An 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 of several different classifications.

- A- **Estimator**—shall have at least five years' experience as an estimator in one or more of the construction estimating disciplines.
- B- **Constructor**—shall be an active construction professional experienced in one or more of the construction disciplines with at least 5 years' experience.
- C- **Associate Member**—is a Member with less than 5 years of experience as an estimator or an active construction professional. When the Member achieves 5 years of experience, the Member shall be given one of the Member classifications listed above.

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 Fred Nagel CPE at:

frednagel@gmail.com 619.647.1304

ASPE San Diego Chapter #4

CALENDAR OF EVENTS



- ◆ **Tuesday, June 21, 2016**
5:00 PM Registration - Site Tour Attendees
6:30 PM Registration - Dinner Meeting ONLY Attendees
ASPE San Diego Monthly Dinner Meeting
Program: Site Tour and Dinner Meeting
Presentation for "Ballpark Village Project"
Site Tour Ballpark Village
Location: 1091 K Street, San Diego (East Village)
Site Tour Representatives from Turner Construction
Hosts: **Matt Smith** - Project Manager
James Alexander - Project Safety Officer
Dinner The Old Spaghetti Factory
Location: 275 Fifth Ave., San Diego (Gaslamp District)
In-House "Westminster Manor Rehabilitation"
Talk: **Frank E. Young, FCPE** - Ramos CS

- ◆ **Friday, June 24, 2016 (7:00 AM Registration)**
ASPE San Diego Annual Golf Tournament
Location: Sycuan Golf Resort
3007 Dehesa Road, El Cajon
[CLICK HERE](#) for the Golf Tournament flyer.

- ◆ **Tuesday, June 28, 2016 (5:30-7:30 PM)**
ASPE San Diego Board of Directors' Meeting
Location: To be determined

- ◆ **Thursday, July 14, 2016—Saturday, July 16, 2016**
ASPE Annual Meeting & Estimating Summit
Location: Renaissance Plaza International Hotel
Tampa, Florida

- ◆ **Tuesday, July 19, 2016 (5:00 PM Registration)**
ASPE San Diego Annual Awards & Installation Dinner Meeting
Program: Presentation of Scholarships, Chapter Awards, and Installation of Officers/Directors
Keynote Marvin Malecha
Speaker: *President*
NewSchool Architecture + Design
Installing Officer: *To be determined*
Tentative Dinner Riverwalk Golf Club
1150 Fashion Valley Road, San Diego
Venue: (Mission Valley)

- ◆ **Saturday, August 6, 2016 (5:30-7:30 PM)**
ASPE San Diego Annual Planning Retreat
Location: To be determined

- ◆ **Tuesday, August 16, 2016 (5:00 PM Registration)**
ASPE San Diego Monthly Dinner Meeting
Tentative Program: Summer Social
Networking and Social Stone Brewing
2816 Historic Decatur Road
Hour Venue: San Diego (Liberty Station, Point Loma)

- ◆ **Tuesday, September 20, 2016 (5:00 PM Registration)**
ASPE San Diego Monthly Dinner Meeting
Program: Visit to the Offices of Sundt Construction
Location: 1660 Hotel Circle North, Suite 400
San Diego (Mission Valley)
Dinner Dinner catered by
Venue: Phil's Barbeque

- ◆ **Tuesday, September 27, 2016 (5:30-7:30 PM)**
ASPE San Diego Board of Directors' Meeting
Location: To be determined



Todd Ebbert
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2015-2016 Chapter Officers

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American Society of Professional Estimators

San Diego Chapter 4
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Register Today!

For the Tuesday, June 21, 2016
ASPE San Diego Chapter Dinner Meeting ...

**SITE TOUR & DINNER PRESENTATION:
"BALLPARK VILLAGE—JMI'S HIGH-RISE
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Ballpark Village San Diego, California



Ballpark Village, located east of Petco Park along Park Boulevard and Imperial Avenue, is a mixed-used development with a 37-story apartment tower and surrounding low-rise buildings.

The all-rental complex will have 720 units spread across the 400 foot tower and three six-story buildings, consisting of mostly studio, one- and two-bedroom apartments, plus nine three-bedroom units and four live-work units. The apartments will range in size from 560 square feet to 1,400 square feet. Within the complex, there will also be 27 affordable units.

Ground floor retail totaling more than 55,000 square feet is also planned, as well as a 1,214-space parking garage. A pedestrian plaza, with cafe-style seating and public art, could eventually be home to farmers markets, car shows, bands and other special events.

CLIENT

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VOLUME

\$257,800,000

SCHEDULE

Start: April 2015
Phased Completion: 3rd Quarter 2017
2nd Quarter 2018

AMERICAN SOCIETY OF PROFESSIONAL ESTIMATORS



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SCHEDULE OF EVENTS

6:30 AM – Registration & Breakfast
 8:00 AM – Shotgun Start
 12:30-3:00 PM - Luncheon & Awards to Follow

\$185.00 PER PLAYER (\$700 - Foursome)
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ASPE San Diego Chapter #4 - SCHOLARSHIP PROGRAM
http://www.aspenational.org/Education_Scholarship_Fund.aspx

For more information contact:

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Pre-order raffle tickets \$25.00:

Package includes: 2 Mulligan, 4 Grand Prizes
 and 10 Regular Tickets.

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Registration Deadline
 Friday, June 17, 2016.

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Address: _____

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ASPE Certification



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American Society of Professional Estimators

Top 10 Reasons to Become ASPE Certified

Everybody knows that MD following an individual's name means Medical Doctor. And most people know that CPA signifies Certified Public Accountant. Associations and professions use certification to recognize qualified and competent individuals. The certification process is one of the single most important steps in career development. Here are the top ten reasons an estimating professional should consider becoming ASPE-Certified.

- 1. Certification grants you professional credentials.**
- 2. Certification demonstrates your commitment to the industry and estimating profession.**
- 3. Certification enhances the profession's image.**
- 4. Certification reflects personal achievement.**
- 5. Certification builds self-esteem.**
- 6. Certification can improve career opportunities and advancement.**
- 7. Certification may provide for greater earning potential.**
- 8. Certification improves skills and knowledge.**
- 9. Certification prepares you for greater on-the-job responsibilities.**
- 10. Certification offers greater recognition from peers.**



ASPE Certification

The Certification of Professional Estimators is an acknowledgment that you have met, and continue to meet, the criteria established for this designation as determined by the American Society of Professional Estimators (ASPE). Attaining this recognition requires continuing commitments to ethics, education, and employment. It is a commitment by the individual to the construction industry and to ASPE.

ASPE certification is the highest form of professional recognition an estimator can receive. Through its certification program, ASPE recognizes the estimating proficiency and ethical awareness of the Certified Professional Estimator (CPE).

CPE recognition is being sought and attained by an ever growing number of construction estimators each year. It is the only program of its kind to attest that a construction estimator has met the necessary educational and experience requirements and has the capabilities required of our profession.

With such diversity of backgrounds among estimators, the development of programs for both education and certification of professional construction estimators has been a demanding and rewarding process. For all the varied disciplines and levels of detail, the fundamental principles of construction cost estimating remain universally applicable. Beyond these fundamentals, however, the realms of varied disciplines make construction estimating one of the most unique challenging, and fulfilling professions an individual may pursue.

ASPE recognizes the fundamental estimating principles inherent to all types of construction estimating. Whether for general, mechanical, electrical, or specialty disciplines, or for an owner, designer or contracting firm, the estimator requires knowledge that is applicable in virtually all circumstances.

Each candidate seeking certification must meet five basic requirements.

- Experience—Minimum of Five Years
- Completion of Orientation Workshop
- Technical Writing Abilities
- Communication Skills
- Successful completion of Certification Examinations.

The Certification Committee then evaluates each of the criteria for conformance to the program.

ASPE has established that a CPE candidate must possess a minimum of five years of estimating experience in a specific discipline to be accepted into the certification program.

All candidates seeking certification must complete an orientation workshop. This workshop provides the candidate with an overview of the requirements and guidelines of the certification process.

Communication Skills and knowledge of estimating must be demonstrated to the Certification Board. This is done through the writing of a technical paper on a subject approved by the Board.

The certification exam is designed to evaluate the CPE candidate's overall knowledge of estimating. It includes quantities, contract terms and conditions, cost reporting, ethics, and other fundamentals of estimating. The exams consist of a General Estimating Knowledge Exam (GEK) and a Discipline Specific Test (DST). The DST concentrates on specific practices such as General Contracting, Mechanical, Electrical, Excavation, and Concrete estimating. Preparation for the exam is recommended. A candidate will not be notified of CPE status until all requirements of the certification process have been passed.

Once recognized as a CPE, the estimator will be expected to keep abreast of current trends and improved practices in the construction industry. Conformance is measured under the provisions of the Certification Renewal Program. This program requires renewal of certification every three years. See the Renewal Program Guidelines for further details.

Professional evaluation through certification is one of many ways the American Society of Professional Estimators endeavors to promote the profession and benefit the construction industry.