

S.D. Mator

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MEETING AT A GLANCE

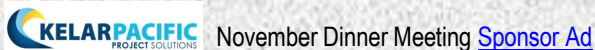
DATE: **MONDAY, NOVEMBER 13, 2017**
(Note change of date to the 2nd Monday of the month.)

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

PROGRAM:
“5D ESTIMATING—WHAT IT MEANS TO THE CONSTRUCTION ESTIMATING PROFESSION”

IN-HOUSE AND PRINCIPAL SPEAKER:
Ed Wenz – Wenz Consulting

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)



November Dinner Meeting [Sponsor Ad](#)

COST: **Members & Guests – \$40/person**
Students (discount) – \$25/person
Cancellations must be received by NOON on Friday, November 10th or no shows will be billed.

RSVP: <http://evite.me/Pw7PkbNy2M>

MEMBERS AND GUESTS UTILITIZING THE EVITE RESERVATION PLATFORM

MUST PROVIDE THE INDIVIDUAL’S NAME AND COMPANY NAME FOR EVERY REGISTRANT.

—OR: **Paul Chang** – Sundt Construction
619.321.4822 aspechapter4@outlook.com

BIM: The Estimating Super Tool

by Lisa Thibodeaux, Construction Experts, Inc

Thirty-eight percent (38%) of the Architecture, Engineering, and Construction (AEC) sector use Building Information Modeling software, most commonly known as BIM, the 3D modeling software. This number will grow to 54% of the AEC sector by 2021 (2016 Worldwide CAD Trends study). While 2D drawings are not expected to vanish, the increasing use of 3D, 4D, and 5D construction software is on the rise with an anticipated growth of 42% in 4 years. One example of the wide use of BIM is the Army Corps of Engineers require the use of BIM on their jobs.

Building Information Modeling software programs include

- AutoCAD
- SketchUp
- Revit
- Vectorworks Architect

This software offers the industry a more intimate and thorough look into the building, design of the building, and creates new problem solving capabilities than we had 10 years ago.

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November Program Notes:

BIM: The Estimating Super Tool

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BIM and the Estimator

BIM involves representing a design as objects—vague and unified, generic or product-specific, solid shapes or void space-oriented (like a shape of the room)—that carry their geometry, relations and attributes. BIM design tools allow estimators to extract different views from a building model for drawing production and other uses. These different views are automatically consistent in the sense that the objects are all consistent size, location and specification, since each object instance is defined only once, just as in reality. Drawing consistency eliminates many errors. Typically it uses three dimensional, real-time, dynamic building modeling software. BIM software provides the estimator and construction team with computable building information.

Estimators do not need to create the model. Estimators only need to learn how to navigate with the model to complement our estimate and close the gaps between trades in our estimates. Estimators are including BIM models as a new tool and the daily bases for final reviews with the Project team & Owners. Instead of focusing on data entry and calculating takeoffs, the software analyzes and quantifies this data based upon the underlying model. Estimators take these quantities, verify them, and use the building information in cost analysis. This information is also used for building energy analysis and specification management.

I Have My Quantities. Now What?

BIM can help estimators win projects by streamlining data, measurements, and can be connected to cost estimating software

- *Application Programming Integration (API)*

Export the BIM building information and quantities and import the data into the cost program, such as Sage or Innovaya, and synch the building information and quantities with the cost database. When there is a change in the design, re-export the information and seamlessly get an updated cost.

- *Export to Excel*

Export BIM quantities and materials directly to Excel and manually enter the historical cost data. While the workflow may look different, both will result in more time for the estimator to maximize productivity and minimize time spent on QTO.

Improving the RFI Process

BIM levels the playing field of communication by giving contractors the language and lingo of designers and vice versa. This brings a tighter focus to the questions asked and minimizes wait time.

AIA Standards

The AIA monitors BIM standards developed in the U.S. and around the world. The AIA E202 BIM Protocol Exhibit Document standardizes BIM procedures and protocols to follow in regards to the development and management of the Model. This document makes BIM standards part of the construction contract documents. BIM standards benefit the industry by:

- Facilitating data exchange throughout the project lifecycle.
- Maintaining consistent data standards across the owner's portfolio.
- Allowing each team member to use any tool available to maximize their effectiveness.
- Maximize the open and competitive market for design services.
- Ensuring project data remain usable in the future.

BIM Resources:

The BIMForum is an organization designed to explore the technological and delivery innovation and performance improvement through building information modeling. <http://bimforum.org/>

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November Program Notes:

BIM: The Estimating Super Tool

[cont'd from pg 2](#)

buildingSMART is the international home of openBIM: a community of industry participants from around the world working together to drive the transformation of the built asset economy through creation and adoption of standards. <http://www.buildingsmart.org/>

National BIM Standard – United States (NBIM-US) provides consensus-based standards and delivers best business practices for the built environment. One of the resources NBIM-US published is a National BIM Guide for Owners, released January 2017. The 36-page guide presents owners with a process and procedure for the design team to follow to produce BIM documents during the design and construction of the project and for maintenance and operations of the facility upon ownership. <https://www.nationalbimstandard.org/>

Come out **Monday, November 13th** (**NOTE THE DAY/DATE CHANGE**) and listen to Ed Wenz from Wenz Consulting. He will explore in more detail items covered in this article, including extraction of data from BIM, how the estimator's role will migrate from takeoff to extraction and validation, mapping a model object to an estimating format, the reliability of project model, "Levels of Development" and how they will replace the traditionally known Design Phases and more.

Cost: Members & Guests – \$40 Students – \$25

Reservations: [Click here](#) to reserve through **evite** or go to <http://evite.me/Pw7PkbNy2M>.

OR Contact Paul Chang with Sundt Construction
Telephone – (619) 321-4822 Email – aspechapter4@outlook.com

Meet the Newest Member of Your Chapter ...

Focus on BRANT HELMS—Sunstate Equipment, Sales

Brant Helms was born in Galveston, TX. After graduating from Ball High School, he moved to San Diego in 1998 and attended San Diego Mesa College. In 2000, he accepted a management position in food and beverage at The Hilton San Diego Resort. After 4 years in food and beverage management, he accepted a position with the Golden State Warriors as the Assistant Equipment & Travel Manager. Brant worked with the Warriors for 7 years before accepting a position with the Portland Trail Blazers as the Athletic Equipment and Travel Manager. Brant coordinated air and ground transportation, ordered and maintained all basketball equipment for the team, and managed a full-time assistant and 15 team attendants.

In 2013 Brant was voted Vice President of the NBAEMA (National Basketball Association Equipment Managers Association) and served 2 years advancing and improving the athletic equipment manager profession.

With a daughter on the way, and after 12 seasons traveling full time in the NBA, Brant decided to pursue a career that would allow him a more "normal" schedule and accepted an outside sales position with Sunstate Equipment. He joined the ASPE to increase his knowledge of the construction process as well as build his network in the industry. Brant has been married to his wife Courtney for 4 years and they have a 2-year-old daughter, Ellarose, and a 6-month-old son, Augustus. In his free time, Brant enjoys surfing, traveling and reading. ■



Brant Helms



5D Estimating

What it means to the Construction Estimating Profession

5D Estimating represents the Quantity Values of Building Information Models also known as BIM. This BIM metadata has been available for some time in different forms including QTO-(Quantity Take Off) which was purchased by Autodesk and is now included in their Navisworks products. As with any data, it's only valuable if it's understandable, can be validated and is practical to use.

For too long, estimators have been reliant on 2D plans for their manual quantity takeoffs which are vulnerable to accuracy and validation. Quantity Extraction from BIM by itself doesn't make it suitable for use in estimating since designers and estimators utilize different naming and numbering schemas. Newer technologies have been developed to bridge this issue and map data from a designer's library of objects to the estimator's databases of items and assemblies in MasterFormat, UniFormat, OmniFormat etc.

As a result these mapping processes provide the original quantities as designed for greater accuracy. The bi-directional validation capabilities as found in programs like eTakeoff Bridge with Sage Estimating, provide the mapping of the estimators understanding of the design intent when working with an incomplete or conceptual model.

With many sectors of the construction industry gravitating toward these refined technologies for greater accuracy and efficiency, 3D, 4D and 5D analysis are quickly become a sought after skillset for many of the professional cost estimators.

As the ASPE November Dinner meeting sponsor, the [SD Navisworks, GC, CM & Specialty Contractors User Group](#) invites you to attend one of our upcoming forums where we focus on utilizing Autodesk Navisworks as the medium for working with BIM files and preparing quantity extraction for estimating purposes.

Meet the Secretary of Your Chapter Board ...

Focus on FRED NAGEL, CPE

Principal/Co-Owner—Fairlead LLC

Born in Detroit Michigan, at age ten Fred traveled west with his family to the Sacramento area. At age 13 he had already taken a summer apprentice laborer/carpenter job helping a master-builder to build high-end custom homes. At first it was digging ditches for the concrete footings, but eventually it became a bona fide job. Pounding nails turned itself into reading and interpreting plans, ordering materials, and eventually, a few years in, helping to run the troops.



Fred Nagel CPE

All while being out there earning a paycheck, he graduated high school, jumped into college to earn a Bachelor's and a Master's Degree, and followed his passion to become a master craftsman. He soon decided that he needed to learn more about the commercial construction world so he signed up at trade school, joined the carpenter union, and enjoyed some sound mentoring, capitalizing on obvious and, happily, plentiful opportunities.

He landed jobs working on high-end interiors at hotels, build-outs for several steel-framed midrise office buildings, tilt-up concrete office/warehouses, even some heavy timber framing. The company that was building the latter invited him to stay on full time. He was soon a trusted assistant to the boss, managing ordering, contractor interface, cost controls, learning the ropes of business. In fact he was hooked; he wanted to have his own business.

It was time to move to a better climate – off to San Diego with his wife Margaret. Here Fred started his new company, Nagel Custom Interior Woodwork working on the luxury homes in Fairbanks Ranch, Del Mar, Rancho Santa Fe. Seven years and several very large high-end finish jobs later, his company was “sittin’ in high cotton.” But alas, challenges come along when you least expect them –

On the recommendation of a friend, the VP of Estimating at a local company (DE Barnhart, now Balfour Beatty) asked Fred to do a framing estimate for a school—then he asked him to come on full time with Barnhart. He took the job and worked as senior estimator there for five years.

Never standing still, Fred wanted to explore the consulting side of the business. He landed a position with Gafcon, Inc., a San Diego-based construction management and consulting firm. Here he found a raft of new skills, preconstruction planning, consulting as a testifying cost expert – as well as becoming a CPE and a LEED AP. Five years later, he wanted to move on, so he took a position as Director of Estimating with the San Diego Division of Swinerton Management and Consulting where he stayed for the next three years. Then, the Great Recession assaulted our industry.

It takes time to recover from such malfeasance, both as a person and society, but time heals all wounds. Just seven months ago, Fred teamed with a longtime colleague and trusted friend Frank Downey, to start a cost and management consultancy firm called Fairlead LLC. The next challenge on the horizon, they already have several projects and business is buzzing.

A longtime member and Board member with ASPE Chapter 4 has been a commitment he often cites as one of his most important professional associations. As Fred agrees, it has been a circuitous route but one that he wouldn't have had any other way.

Fred is also an avid sailboat racer, garage jazz guitarist, and weekender on the golf course. ■



TECHNOLOGY FOR DESIGN AND CONSTRUCTION

- ▲ Estimating Consulting
 - ▲ Sage
 - ▲ eTakeoff Bridge
 - ▲ Navisworks
- ▲ Feasibility Studies
- ▲ Project Services
 - ▲ Scan to CAD/BIM As-builts
 - ▲ Field Verification
 - ▲ Field Layout
 - ▲ BIM Services

Autodesk | Bluebeam | ClearEdge3D | BIMBOX | Fuzor | BIMTrack | Training | Support
www.kelarpacific.com | 800-578-2457



Recap Article about October 2017 Office Tour and Dinner Meeting Presentations: Kitchell Contractors, Inc.

by Frank Young, FCPE

A SPE San Diego Chapter #4 is indebted to the people at Kitchell Contractors for hosting a tour of their office facility in Sorrento Valley, just east of I-805 and south of Mira Mesa Blvd. Although the attendance was less than anticipated with 8 Chapter members including Venu Dorapally with Kitchell, and 11 guests including Joe Hernandez with Kitchell (slated to be joining our Society in the coming weeks) and Mike Caples with *Contractor News & Views* (our go-to photographer). Venu, Joe, and Sean Rooney (head of Marketing and Business Development for Kitchell) led several groups through the various department spaces on the first floor of the building located on Scranton Road. Following the tour, we enjoyed a catered meal provided by Rubio's Coastal Grille with beef, chicken and fish tacos, rice and beans, green salad, and cookies.



Frank Young FCPE



Interior north side of Kitchell's office



Steve Schraibman with Arcor, Mike Wolf, and Venu Dorapally with Kitchell, in lively discussion outside a small office

Kitchell's presentation after dinner began with Mike Wolf, Regional Vice President for Southern California, talking about the company's history, their various divisions, and diverse types of projects undertaken throughout the western United States. Their founder, Sam Kitchell, started the firm with Phoenix businessman James Phillips in 1950. Principal emphasis in the San Diego market concentrates on healthcare and education, but other sectors include public entities, correctional facilities, hospitality and gaming involving private owners as well as Native American



Attendees enjoying catered dinner in Break Room



Interior south side of Kitchell's office at Project Manager cubicles

[*\(cont'd on pg 8\)*](#)

Recap Article about October 2017 Office Tour & Dinner Meeting Presentation at Kitchell Contractors, Inc.

[cont'd from pg 7](#)

tribes, retail and commercial, bioscience labs, student housing and multifamily communities, and custom homes. Kitchell operates as an Employee-Owned firm, which fosters lower turnover and more collaborative performance within each division. In addition to performing as a general contractor and construction manager, the company serves as a program manager, has a development arm, manages and markets its office, retail and industrial assets, can function as a facilities manager, and has the ability to deliver engineering and architecture services. As noted in the October newsletter, one of most interesting aspects of Kitchell's operations rests with the Kapture Group, a 42,000 SF prefabrication and virtual design facility in Arizona. The organization has recognized the need to work smarter and achieve better productivity by assembling components for building structures.

Kyle Davis, Estimating Manager for Southern California, concluded the evening with an overview of Kitchell's approach to estimating, and the use of available technologies to improve the process and increase their value to their clients. His knowledge of the unique characteristics of healthcare projects has been particularly beneficial for the firm in tackling different projects in our area.



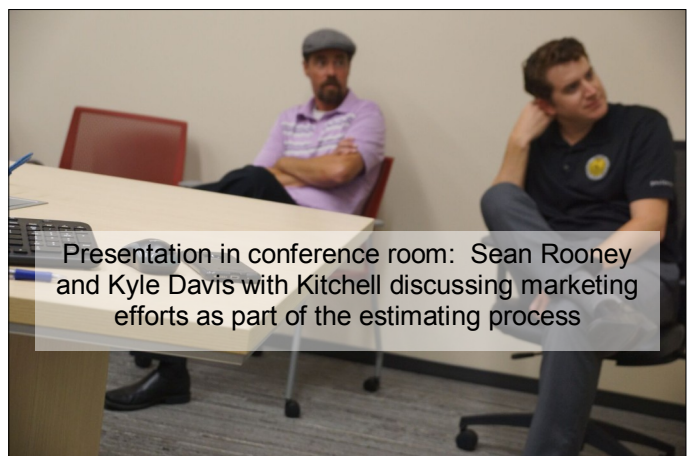
Presentation in conference room: Frank Young welcoming attendees and making announcements



Presentation in conference room: Mike Wolf seated and Kyle Davis standing, talking about diversity of Kitchell projects



Presentation in conference room: Steve Schraibman addressing attendees



Presentation in conference room: Sean Rooney and Kyle Davis with Kitchell discussing marketing efforts as part of the estimating process

We are grateful for the contribution made by Kitchell and their staff to ASPE San Diego Chapter #4 in allowing our group to visit their office and learn about the longevity of their service to the construction industry. Some of our older members will remember former Kitchell Estimating Manager and Past President, Steve Bingman FCPE, and Gus Files, Senior Estimator, who worked in the Orange County office for many years. Our leadership will continue to strive to offer similar Member-Firm office and jobsite tours for your benefit and edification about the local construction scene.

Frank E. Young FCPE

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; pancho77@cox.net

P.R. Chair: STEVE SCHRAIBMAN, CPE

Cell 619.252.4941; steve@arcor-inc.com



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

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 Venu Dorapally CPE at 858.947.5197 or:

venuarch@gmail.com

San Diego Chapter #4

Calendar of Events



- ◆ **Monday, November 13, 2017 (5:00 PM Registration)**
(Note change of date to the 2nd Monday of the month.)
ASPE San Diego Monthly Dinner Meeting
Program: 5D Estimating—What It Means to the Construction Estimating Profession
In-House & Principal Speaker: Ed Wenz—Wenz Consulting
Dinner Sponsor: San Diego Navisworks Estimating User Group and Kelar Pacific
Location: Riverwalk Golf Club
1150 Fashion Valley Road, San Diego
- ◆ **Thursday, November 30, 2017 (5:30-7:30 PM)**
(Note change of date to a Thursday.)
ASPE San Diego Board of Directors' Meeting
Location: To be determined
- ◆ **Friday, December 15, 2017 (7:00 AM Registration)**
Joint ASPE/CSI San Diego Annual Breakfast Mtg
Program: “The Great Divide”
- An economic forecast for the U.S. for 2018
 - The economy of California and San Diego with a look at 2018, including construction and housing production.
 - The ramifications of the proposed actions of the Trump administration and their implications for the future growth of our nation and our construction industry.
 - “The Great Divide” and what it means for the future of our Nation.
- Speaker:** Alan Nevin—Xpera Group
Location: Admiral Baker Golf Course Clubhouse
2400 Admiral Baker Road, San Diego
- ◆ **Tuesday, January 16, 2018 (5:15 PM Registration)**
ASPE San Diego Monthly Dinner Meeting
Program: ConXTech
Speaker: Natalia Warburton
Client Development Manager
In-House Speaker: To be determined
Location: Riverwalk Golf Club
1150 Fashion Valley Road, San Diego
- ◆ **Tuesday, January 23, 2018 (5:30-7:30 PM)**
ASPE San Diego Board of Directors' Meeting
Location: To be determined
- ◆ **Tuesday, February 13, 2018 (5:15 PM Registration)**
(Note change of date to the 2nd Tuesday of the month.)
Joint ASPE/NAWIC San Diego Monthly Dinner Meeting
Program: Smart City Chula Vista
Speaker: Dennis Gakunga
Chief Sustainability Officer
City of Chula Vista
In-House Speaker: To be determined
Location: Riverwalk Golf Club
1150 Fashion Valley Road, San Diego
- ◆ **Tuesday, February 27, 2018 (5:30-7:30 PM)**
ASPE San Diego Board of Directors' Meeting
Location: To be determined
- ◆ **Tuesday, March 20, 2018 (5:15 PM Registration)**
ASPE San Diego Monthly Dinner Meeting—Ethics Program
Program: Cyber Security Concerns for Construction Firms
Speaker: Tony Eftekhari, CEO
CompuOne Corp.
In-House Speaker: To be determined
Location: Riverwalk Golf Club
1150 Fashion Valley Road, San Diego
- ◆ **Tuesday, March 27, 2018 (5:30-7:30 PM)**
ASPE San Diego Board of Directors' Meeting
Location: To be determined

Directory of San Diego Chapter #4 Officers and Directors



TECHNICAL COMMITTEES:

Certification:

John W. Heusner, CPE

Education:

Steve Schraibman, CPE

Standards:

Dan Luckhardt, CPE

STANDING COMMITTEES:

Chapter Awards

Frank Young, FCPE

National Awards

Steve Schraibman, CPE

Nominations:

VACANT

Communications—

Website:

Michael Moyers, CPE

Communications—

Newsletter:

Mark Olsen, CPE

Finance:

Frank Young, FCPE

Ways & Means:

Ryan Wohlfarth

Public Relations/

Calendar:

Steve Schraibman, CPE

Membership:

Venu Dorapally, CPE

Programs:

Lisa Thibodeaux

OTHER COMMITTEES:

Ethics:

Dan Luckhardt, CPE

Mentoring:

Frank Young, FCPE

Scholarships:

Dan Luckhardt, CPE

Outreach (formerly

Telephone):

Paul Chang, E

2017-2018 Chapter Officers

Office	Officer	Phone	Fax	Email
President	OPEN			
1st Vice-President	Steve Schraibman, CPE Arcor-Inc.	858.481.4494 619.252.4941-C	858.481.4146	steve@arcor-inc.com
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Treasurer	Frank E. Young, FCPE CSOS Consulting	619.440.5517 619.980.4025-C	619.401.7545	pancho77@cox.net
Immediate Past President	Michael Moyers, CPE Best Interiors, Inc.	858.737.7316 619.843.6962-C	858.737.7317	michael.moyers@bestinteriors.net
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2017-2018 Chapter Board of Directors

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Madsen, Kneppers & Associates, Inc.	206.218.9653		
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