Program Information
September 10, 2019

Orange County CSI Chapter
September Meeting

Program: Hope on Alvarado - Modular Apartment Project

Speaker: Mark Nelson
Executive Director, KTGY Production

Join us for a presentation on the Hope on Alvarado project. Mark Nelson of KTGY is our speaker. Hope on Alvarado is the first of several Hope projects. It is an 84-unit affordable apartment project with 61 studio and 13 one-bedroom unit types. The project is currently under construction and is built under the Los Angeles Transit Oriented Communities ordinance. The building consists of 4-stories of Type IIB factory-built housing units above a 1-story Type IA podium. Resident amenities include a community room, conference room, courtyard, roof decks, common laundry room and bicycle storage. There will also be a leasing office, social service resource offices and a parking garage.

Mark Nelson serves as an Executive Director for KTGY’s High Density team in Irvine, CA. Mr. Nelson supervises the staff and leads communication with clientele. He has many years of experience working in northern and southern California coordinating construction documents and construction administration for a variety of communities including high density, multi-family, mixed-use, podiums, retail as well as large recreational/senior centers. Mr. Nelson has accumulated over 35 years of practice with local architectural firms bringing to each project an understanding of design concepts and construction management.

Location:
Phoenix Club - Pavilion
1340 S. Sanderson Avenue
Anaheim, California

Directions:
57 Freeway to Ball Road exit, east to Phoenix Club Drive, south to Sanderson Avenue, right to entrance

Parking:
Plenty of free parking

Time:
5:45 - 6:45 PM Social/No Host Bar
6:45 - 7:30 PM Dinner
7:30 - 8:30 PM Program

Dinner Cost:
$35.00 cash/check discount for OCCCSI members and nonmembers with reservations.
$40.00 on the website
$45.00 at the door without reservation. (No-show reservations will be billed)

Tabletops:
Product representatives are invited to display at this meeting.
The cost for a tabletop is $80.00.
Contact David Brown at 714.329.8498 for information.

Reservations required by September 6, 2019. Reserve at our website www.occcsi.org or email awren@tufflexpolymers.com.
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See our website, occcsi.org, for further disclaimer information.

The Orange Peel is published bi-monthly by the Orange County Chapter of the Construction Specifications Institute and is mailed to all Chapter members and other selected CSI members nationwide. Inclusion of articles, announcements, business cards, advertisements and similar information does not necessarily imply endorsement thereof by CSI, OC CCSI or the Newsletter staff.

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SAVE THE DATE

Product Show
FEBRUARY 25, 2020
Dear Fellow CSI Members,

I hope everyone had a great summer and are ready to get down to business. We need to hit the ground running to make the Orange County Chapter the best chapter in the West Region. Is everyone willing to help us do that? One way is to come to our monthly meetings and get involved.

We are having a board retreat in September to discuss the direction the Orange County Chapter wants to take and its future. Our goal is to give the members what they need, not what they want. We need your input, relative to CSI, on what are your hot buttons, what issues are facing your company while doing business in this ever-changing world, what keeps coming up all the time. In other words, what do you need from us to make your life easier? Please send me your concerns, needs and issues, relative to CSI, that you are running into during your normal operation of business via email (davebrown.dpe@gmail.com) or call me.

I know I asked you this in my last letter, but I didn’t get any response. That either means you have no issues, and everything is going great or you just don’t care about your organization to take the time to give us your input. I am giving you another chance to tell us what direction you want your chapter to take in the future. We are here to listen.

Our September meeting features KTGY Architects presenting their Hope on Alvarado project, an affordable housing project, located in Los Angeles. This is a very unique project that you won’t want to miss. We are looking for a speaker for our joint meeting in October with RCI. So, if anybody has any ideas please let us know. December is our annual Holiday Dinner Party at the Anaheim White House. January is our joint meeting with the Los Angeles Chapter.

In February, we have our annual Products Show at the Chuck Jones Event Center in Costa Mesa. It was such a big hit last year with our new format and it sounds like it will be a sell-out crowd. So get your table tops early. This is a big opportunity for you as members to view all the products you specify or use during your normal course of business. They are all located in one place. For our Industry members, this is an excellent opportunity to display your products to architects, specification writers and public business members, all located in one place. Come one, come all to the “Greatest Show in Orange County.”

Dave
Our construction industry has many challenges. The challenges range from design, which conforms to building standards and laws, to manufacturing of construction materials. What challenge exists in each facet of our industry? The construction industry has a major labor shortage.

How could this happen? During every recession, we have construction employees who are laid off, leave our industry and do not return. We have retirements. We have some employees that are attracted to other industries and leave.

Are we recruiting qualified labor? In the architectural and engineering sector of the construction industry the answer would be yes and no. The key is qualified candidates. We seek candidates from design to construction. Technically oriented candidates may be attracted to the design stage of our industry. We have a greater demand in our products and onsite construction segments. There is a major shortage of qualified drivers that deliver products to projects. We do not have enough interested and qualified supply to meet the demand for employees.

Our industry is just not “sexy” enough for some younger potential candidates. We are in many ways the “Neanderthals” in the labor market. Technology industries are attracting the cream of the crop. Recruiting candidates for our industry is key to the solution. Our industry requires a higher level of technology than in the past and qualified candidates are necessary. Where do we start?

The Sealant, Waterproofing & Restoration Institute (SWRI) is encouraging members to start promoting our construction industry in middle schools across the country. SWRI Members are encouraged to make presentations about our careers. SWRI Members present information about the type of jobs and salaries. Money talks! Our industry compensation is much higher than some other “tecky” type industries. Most companies offer training programs for recruited employees. We need to make our industry as attractive as possible.

Is this something that we in CSI could participate in? Do we have CSI Members that would be willing to speak in front of students? Are you available? If so, contact me at awren@tufflexpolymers.com.

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First published in 1971, *Los Angeles: The Architecture of Four Ecologies*, is still in print today, a testament to its relevance for us in understanding Los Angeles and its architecture. It is a history of the physical development of Los Angeles and praise for its architecture written by an English author and educator with a background in art history and mechanical engineering. In presenting the development and architecture of Los Angeles, Banham takes a different approach than a more traditional “cataloging” of buildings and styles. He organizes the development of Los Angeles around four themes, “ecologies”: Surfurbia, characterized by beachfront vacation houses; the Foothills, with their cliff-hugging houses; The Plains of Id, or the flatlands with their endless grid-patterned streets and stucco clad homes; and lastly Autopia, the transportation networks that shaped the development of the entire region.

Los Angeles is different than other large cities in California. Unlike San Francisco for instance, it was settled largely by mid-westerners who began arriving by overland routes in large numbers in 1885, first by train and later by car, rather than by ship from New England as was the case in San Francisco. They brought along their mid-western attitudes and Bible-Belt beliefs, very different from the outlooks of those who settled in San Francisco. Additionally, Los Angeles has completely different demography, geography, and climate that also sets it apart from the rest of the state.

The growth of Los Angeles from the tiny Pueblo de Los Angeles to the city we know today was different than the way many large cities develop. Instead of growing from a single commercial center outward, it grew together from multiple existing small towns: Santa Monica, Anaheim, San Fernando and Wilmington. These were connected by local railroads built in the 1870s that eventually became the Pacific Electric Railway network. Growth followed these railroad lines and eventually it was shaped by the highways and then, starting in the 1930s, by the freeways. The construction of the Arroyo Seco Parkway to Pasadena from downtown Los Angeles was the first freeway, and the only one constructed before WWII.

The single most important event in the growth of Los Angeles was the extension of the Southern Pacific Railroad to Los Angeles in the 1880s. The Santa Fe Railway soon followed and the fare competition between the two led to low fares for travel from the mid-west to Los Angeles. This resulted in enormous population growth and the associated need for housing. Very quickly land owners determined they could make more money sub-dividing and then selling their land for

(continued on page 11)
MEMBERSHIP REPORT
By Joe Esquer, CSI
Membership Chairman

Welcome to our NEW MEMBERS!
Bachelder, Eugene - BMD USA
Bahrami, Abdulreza - ORCO Block
Prum, Nicole - Clark Dietrich Building Systems

Welcome to our RENEWING MEMBERS!!
Camponovo, Christine
OMEGA Products International
Davis, Julie - DPR Construction
Joslin, Charles - L2 Specialties
Lim, Randall - CPRI
Lindgren, Peter - Aluflam-USA
Mejia, Tomas (Tommy) - Gem Specs
Myers, Tracy - Myers Consulting, Inc.
Roberts, Dale - Custom Building Products
Rodriguez, Martin - Student
Smith, Patricia - Architectural Specification Consultant
Stanley, Curtis - Architect
Willis, Eugene - Student
CONSTRUCT is an AEC educational program and exhibition that has the goal of bringing together the different disciplines within the construction industry to help improve the future of the built environment.

From emerging professionals to influential industry veterans, AEC professionals can refine their skills and increase their knowledge that will in turn give them a competitive edge in their field. At CONSTRUCT you can earn continuing education credits, network with peers, and see the latest in products and services from top manufacturers.

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- Arcadis
- WSP
- Perkins Wastman
- CannonDesign
- Leo A Daly
- ZGF Architects LLP
- SmithGroupJ JR
- Intertek-PSI
Orange County Chapter of the Construction Specifications Institute

2020 Products Show

NEW Exclusive Format
By Invitation Only

FEBRUARY 25, 2020

Chuck Jones Center for Creativity

Costa Mesa, California

Trade Show: 4:00 to 6:00 pm
Dinner: 6:00 to 7:00 pm
Keynote Speaker: 7:00 to 8:00 pm

Keynote Speaker:
TBA

Exhibitors go to our website to register at: https://occcsi.org/trade-show.html
CSI-AIA 2019 FALL CLASSIC ANNUAL GOLF TOURNAMENT | OCTOBER 18TH

CSI + AIA Fall Classic Golf Tournament

Friday, October 18, 2019
Pacific Palms Resort, City of Industry, CA


Summary of Work

Registration includes green fees, cart, boxed lunch, BBQ dinner, refreshments, and prizes.

Scheduling

9:30 am  Check-in
10:30 am  Putting contest
11:30 am  Shotgun start (scramble format)
4:30 pm   Cocktails
5:30 pm   Dinner

Site Conditions

1 Industry Hills Parkway, City of Industry, CA (626) 854-2501

Requests for Information

Craig Mount: (323) 377-5571
Germay Mendelson: (619) 896-4265

Instructions to Bidders

Through Friday, October 4th, 2019: $2000/golfer; $8000/foursome
After Friday, October 4th, 2019: $2250/golfer, $9000/foursome

Dinner Only: $75/person

Register online at www.laci.org or mail check and registration form to LACSI, 1145 Cabin Drive, Los Angeles, CA 90065.

No refunds after September 18, 2019.


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Vista paint
REGUPOL is pleased to announce its recent hire of Steven Weisenberg, LEED AP BD&C, who will join the REGUPOL team as the General Manager of the company’s West Coast operation. Within these roles, Weisenberg will oversee and manage all West Coast activities.

Steven specializes in material specification and has a plethora of building material experience, with a concentration in FSC and LEED compliance.

Steven has worked with Lumber and Plywood managing all aspects of Green Material Distribution, and FSC compliance as an FSC Steward, flooring materials manufactured from recycled tires including sports and industrial flooring, and acoustic rated underlayment; providing high performing products while diverting these materials from landfills. He is a key supplier to LEED Certified, Cal-Green and sustainably designed projects including some of the largest LEED Certified projects in the world.

“It is important to us (REGUPOL) that we hire the correct people to fit in our culture, and that those people understand our commitment to sustainable building products,” said, George C. Soukas, President of REGUPOL America. “We see the hiring of Steven as a key element to expanding our West Coast presence.”

New contact information:

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General Manager
Regupol America West
REGUPOL (America)
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United States of America
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www.regupol.com/acoustics
development than they would ever make by using it for agriculture.

The growing city was attractive for architects. The most well known are Irving Gill and the Greene Brothers who were followed by Rudolph Schindler, Frank Lloyd Wright, and Richard Neutra. (Banham makes only brief mention of architects John Parkinson and Albert C. Martin, two other architects of significance practicing in Los Angeles at the same time.) Irving Gill’s designs for the Dodge House in 1916 and his Horatio Apartments in Santa Monica in 1919 are seen as important projects in the transition to the International Style from the Spanish Colonial Revival characteristic of many local buildings. Gill’s designs anticipated the work of Richard Neutra ten years later. Rudolph Schindler, like Neutra, was an immigrant from Austria. Both apprenticed for Frank Lloyd Wright, Neutra only briefly and Schindler for several years while working on the Imperial Hotel in Tokyo and the Hollyhock House in Barnsdall Park in Los Angeles. Schindler’s best project is the Lovell Beach House in Newport Beach constructed of cast-in-place concrete in the International Style. By the 1930s Banham calls Schindler the master of the International Style in Los Angeles. Neutra worked for Schindler until he departed and took with him the commission for his most famous project, the Lovell Health House completed in 1929 and located adjacent to Griffith Park. Neutra continued to practice into the 1950s.

The book doesn’t spend much time on the architecture in downtown of Los Angeles, understandable since, when the book was published in 1971, downtown was at its architectural nadir. The only building he cites favorably is Albert C. Martin’s Department of Water and Power Headquarters building. On the other hand, Banham gives considerable praise to the Case Study House program of innovative house designs by local architects in the early 1950s promoted by the Los Angeles magazine, “Arts and Architecture”. Houses by architects such as Raphael Soriano, Craig Ellwood, A. Quincy Jones, and Pierre Koenig developed a style unique to Los Angeles characterized by lots of exterior glazing, light weight steel and wood framing, open interior spaces and without decorative adornments. He calls attention in particular to Charles Eames and his house in Pacific Palisades of 1949 as the beginning of this style. These houses are the root of the so called “mid-century modern” style popular today.

In his concluding chapter Banham declares that Los Angeles has never received the credit it deserves as a city or for its architecture. This is partially due to its location on the West Coast, away from the architectural press focused as it was on Europe and the East Coast. But also, even Los Angeles inhabitants haven’t given their architecture the credit it deserves. After all, within 50 years Los Angeles saw, amongst many other notable buildings, the Gamble House, the Lovell House, Hollyhock House, houses by Schindler and Eames, Bullock’s Wilshire, and Disneyland. At the city-scale, Los Angeles may have broken many planning rules with its auto-dominated landscape. Banham asks, “Can Jane Jacobs’s theory of cities be wrong?” Maybe, if you consider that the automobile and the freeways allowed many inhabitants of the area to fulfill their “California Dreaming” desire of a single family home with a yard. Freeways can divide a community but they also can unite a region like Los Angeles.

Los Angeles: The Architecture of Four Ecologies was initially published by Penguin Books in 1971. A new edition is now available by the University of California Press. It has 256 pages and includes many small black and white photographs and several maps of Los Angeles.

Reyner Banham, who lived mostly in the US from the 1960s until his death in 1988, was a professor of art and architectural history at several universities in both England and the US including a stint in the 1980s as Chair of the Art History Department at UC Santa Cruz. Among his other books is one that draws on his background in mechanical engineering, “The Architecture of the Well Tempered Environment”. It was published in 1969, several years before the oil embargo of 1973 and the first global energy crisis that followed.

Ed Buch, FCSI, CCS, AIA, LEED AP
Los Angeles, CA
June 30, 2019
## Meeting Schedule and Information

Make reservations by the Friday preceding the meeting.  
Call the Chapter Hotline at (714) 434-9909

### Upcoming Meetings:

| September 6 | OCCCSI Board Meeting  
  |             | At Board Retreat |
|-------------|---------------|------------------|
| September 10 | OCCCSI Membership Meeting  
  |             | Phoenix Club  
  |             | 1340 S. Sanderson Avenue  
  |             | Anaheim, California |
| October 1   | Newsletter Deadline  
  |             | OCCCSI Board Meeting (4:30 p.m.)  
  |             | Phoenix Club  
  |             | 1340 S. Sanderson Avenue  
  |             | Anaheim, California |
| October 8   | OCCCSI Membership Meeting  
  |             | Phoenix Club  
  |             | 1340 S. Sanderson Avenue  
  |             | Anaheim, California |