

But That's Not What I Meant!

CSC Conference 2014 – Tapping the Future



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president

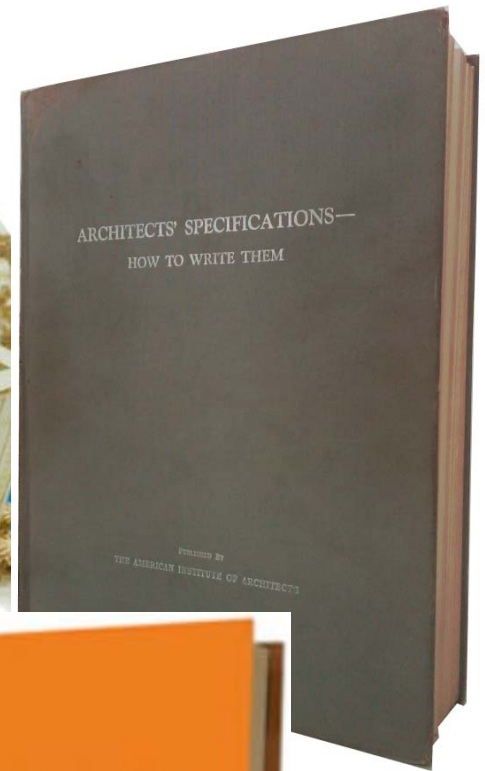
“Why is it that Architects specify ‘intent’ and can not specify what products they require?”

I have a hard time pricing an Architect’s intent.”

- Anonymous Contractor

What if Intent Was Actually, Clearly Specified?

- Improved understanding
- Improved pricing
- Improved scope definition
- Improved results meeting expectations



A Convergence



To get what you meant...

Intent must be clear

But how can it be?

But how can it be?

Go beyond...

master GUIDE specifications

Section Includes is the key

PART 1 – GENERAL

1.1 SUMMARY

A. Section Includes:

What is included?

How is it stated?

To get what you meant...

Intent must be clear

But to whom?

But to whom?

Contractor's Estimator

Contractor's Superintendent

Architect's CA Staff

To get what you meant...

Intent must be clear

But how?

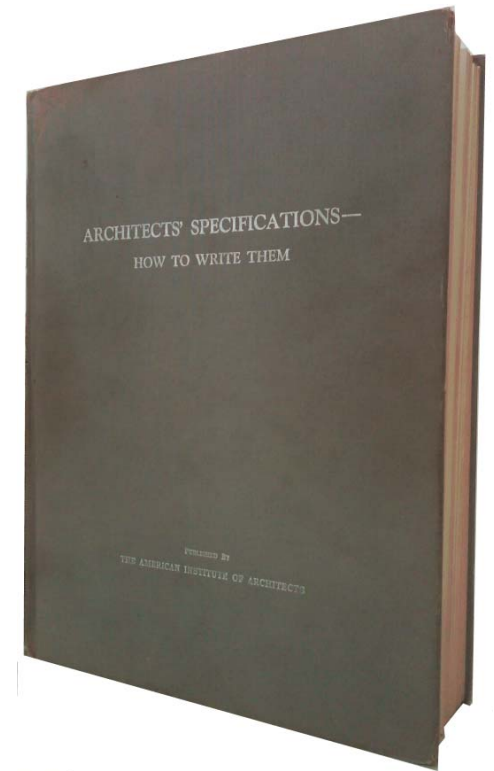
But how?

State what

State how

State where

Consistently and in this order



But how?

State what will be installed

State how it will be installed

State where it will be installed

Typical Masonry Master Guide Specification

Section Includes:

Concrete masonry units

Face brick

Ties and anchors

This is little help for intent

Is this Intent?



Consider MasterFormat[®]

- Master list of numbers and titles
- Classified by **work results**



Typical Masonry Master Specification

Work Results:

~~Concrete masonry units~~

~~Face brick~~

~~Ties and anchors~~

Proposed Masonry Project Specification

Work Results:

**Face brick veneer with CMU
backup and insulated cavity at
exterior walls**

Proposed Masonry Project Specification

Work Results:

Face brick veneer with CMU backup and insulated cavity at exterior walls

Proposed Masonry Project Specification

Work Results:

Face brick veneer with CMU backup and insulated cavity at exterior walls

Proposed Masonry Project Specification

Work Results:

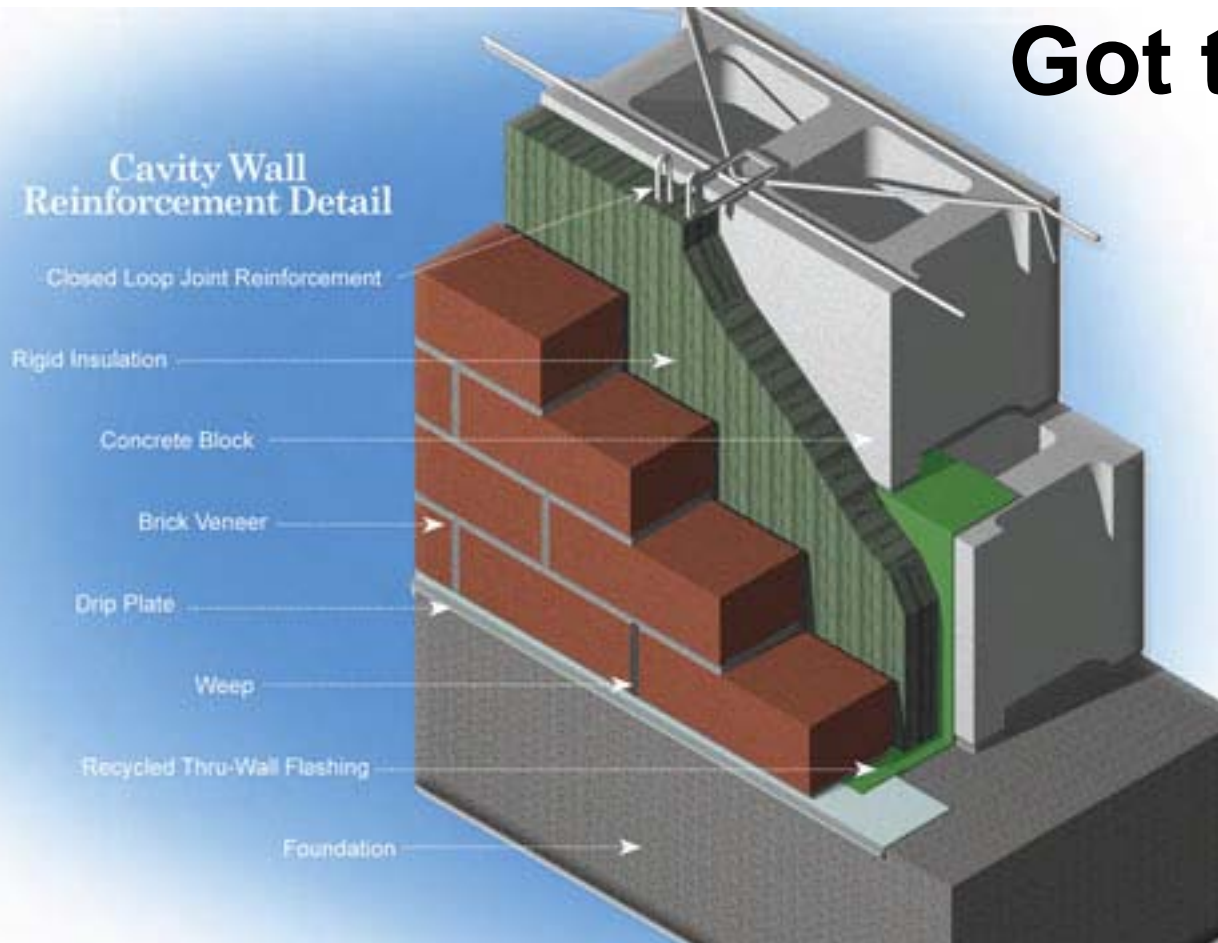
Face brick veneer with CMU backup and insulated cavity at exterior walls

Got the picture?

So will the

Contractor!

Cavity Wall Reinforcement Detail



Proposed Masonry Project Specification

Work Results:

**Face brick veneer with CMU
backup and insulated cavity at
exterior walls**

Bonus: A direct connection to a BIM object

Exterior Wall

Proposed Masonry Project Specification

Work Results:

Face brick veneer with CMU backup and insulated cavity at exterior walls (B2010156)

Bonus: A direct connection to a BIM object

Exterior Wall

Proposed Masonry Project Specification

Work Results:

Face brick veneer with metal stud framing backup and insulated cavity at exterior walls

But what happens with this work results?

Proposed Metal Framing Project Specification

Work Results:

Metal stud framing backup supporting brick veneer with insulated cavity at exterior walls

Let's continue with the masonry example

PART 1 – GENERAL

1.1 SUMMARY

A. Work Results:

1. What, how, where.

B. Principal Products:

1. CMU

2. Face brick

PART 1 - GENERAL

1.01 SUMMARY

A. Work Results:

1. Brick veneer with concrete and CMU backup constructed as multi-wythe site retaining walls.
2. Brick veneer with CMU backup constructed as insulated cavity exterior walls.
3. CMU single wythe interior partitions.

Fast Track Project Application

PART 1 - GENERAL

1.01 SUMMARY

A. Ambulance Entry Work Results:

B. Cancer Center Work Results:

C. Site Development Work Results:

Capture all Scope

- Start with the least
 - Few specific unusual instances
- Finish with the most
 - Typical conditions
- Remember “the residuary legatee”
 - Scope defined for every instance

Residuary Legatee

PART 1 - GENERAL

1.01 SUMMARY

A. Work Results:

1. Polysulfide sealant for exterior water feature joints.
2. Polyurethane sealant for exterior traffic-bearing joints.
3. **Silicone sealant for other exterior joints.**

PART 1 - GENERAL

1.01 SUMMARY

A. Work Results:

What, how where

B. Principal Products:

1. Concrete masonry units (CMUs)
2. Decorative concrete masonry units
3. Mortar and grout

Consider BIM Keynotes

B. Principal Products:

1. Concrete masonry units (CMU).

042000.1 = CMU

042000.1A = 4" CMU

042000.1B = 6" CMU

042000.1C = 8" CMU

042000.1D = 10" CMU

042000.1E = 12" CMU

042000.2 = MASONRY LINTEL

2. Decorative concrete masonry units.

042000.3 = DECORATIVE CMU

042000.3A = DECORATIVE CMU, TYPE 1

042000.3B = DECORATIVE CMU, TYPE 2

3. Mortar and grout.

042000.4 = MORTAR

042000.4A = MORTAR, COLOR A

042000.4B = MORTAR, COLOR B

042000.5 = GROUT

Effectively Communicate Intent

Create images

Associate experiences

Impress memories

Its more work; why bother?



Design Team Communication

PART 1 - GENERAL

1.01 SUMMARY

A. Section Work Results:

1. Brick veneer with concrete and CMU backup constructed as multi-wythe site retaining walls.
2. Brick veneer with CMU backup constructed as insulated cavity exterior walls.
3. CMU single wythe interior partitions.

Time



Weeks to understand what took months to develop

Without understanding...



**There may NOT
be a project!**

“The writing of architects’ specifications is a task approached by many with trepidation, by some with the careless confidence of ignorance and by a few with the studious determination to succeed.”

-Goldwin Goldsmith, Ph.B., FAIA
Architects’ Specifications – How to Write Them
1948, quoting the opening of a 1918 lecture series

**Specifications
Must State the
Architect's Intent!**

What - How - Where

Work Results = Design Intent

What Questions do You Have?



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