

Since 1990, Wil-Spec has remained faithful to our service commitment to our clients. We continue to provide our clients with unparalleled service. We will integrate with the design team and provide project specific resources, knowledge and focus regarding product selection, sustainability and technical coordination. We will collaborate with our clients to produce high quality, accurate and complete specifications while consistently meeting required scheduling goals. We will effectively perpetuate our standards of excellence utilizing ethical decision making and exemplary quality assurance. We shall continue to expand our knowledge of construction practices and product development through ongoing professional education and research.



EARTH HOUR



**EVERONE CAN BE GREEN FOR AN HOUR!!!!
SATURDAY - MARCH 28TH
8:30PM TO 9:30PM**

For the first time in history, people of all ages, nationalities, race and background have the opportunity to use their light switch as their vote – Switching off your lights is a vote for the Earth, leaving them on is a vote for global warming.

Earth Hour began in Sydney in 2007. In 2008 the message had grown into a global sustainability movement, with 50 million people switching off their lights.

In 2009, Earth Hour is being taken to the next level, with the goal of 1 billion people switching off their lights as part of a global vote. Unlike any election in history, it is not about what country you're from. VOTE EARTH is a global call to action for every individual, every business, and every community. Stand up and take control over the future of our planet. Over 90 countries and territories have pledged their support to VOTE EARTH during Earth Hour 2009, and this number is growing everyday.

**VOTE EARTH
SWITCH OFF YOUR LIGHTS FOR ONE HOUR.**



certified wood ... did you know?



FSC (Forest Stewardship Council), Chain of Custody goes from forest to installation.

All operations, which make, change, trade, re-label or repackage FSC certified products must be part of the FSC Chain of Custody. Woodwork installers at the construction site who may modify FSC woods for final installation, must be FSC certified and must stamp the wood products with their own FSC trademark.

Alternatively FSC offers project certification, which according to FSC is a “non-bureaucratic way to get one-off and complex products FSC certified without each involved participant having to become individually FSC certified”. Although this program was meant for construction projects, we have not seen it requested for any projects we have been involved with.

In our experience, the average construction cost for FSC products is about 10 to 15 percent over non-FSC products, and that cost is primarily due to the paper trail, and the isolation-requirements separating FSC products from non-FSC woods throughout the chain of custody process. The Center for International Trade in Forest Products has found that certified companies obtained an average 6.3% price premium for certified wood products in European markets, a 5.1% price premium in the United States and a 1.5% price premium in Canada

WIL-SPEC

THE INTELLECTUAL RESOURCE FOR ARCHITECTS

MOLD IN CONSTRUCTION



Little is discussed regarding occurrence of mold in new construction. However mold presents a huge hidden health hazard, including Sick Building Syndrome, and it is a growing source of litigation. Architects are found negligent through poor design and detailing, as are contractors for poor construction practices. Architects need to consider the potential for mold growth in their detailing, in all phases of building construction, subsequent occupancy and owner maintenance. Design considerations should include climate, temperature, relative humidity, building envelope detailing, dew points, and ventilation requirements. Studies have shown that building types that have a high transition in occupancy are at the highest possible risk for mold growth, these include hotels, schools, dormitories, and healthcare facilities.



Mold exists naturally in the environment. It grows very well within a temperature range of 40 degrees F. to 100 degrees F. Outside of this temperature range mold may remain dormant, and some species will even grow in extreme temperature ranges. There are thousands of mold species, and certainly not all forms of mold present health hazards. Molds which produce secondary metabolites "mycotoxins", are considered "toxic molds" and include Penicillium, Aspergillus flavus, Aspergillus parasiticus, Chaetomium and Stachybotrys chartarum. The effects of toxic exposure from airborne contaminants are often difficult to diagnose, especially when the specific agent is hidden behind a wall or in an air duct. Sick Building Syndrome victims are often unaware of why they feel ill, only that they do feel ill.

THE HIDDEN CRISIS

Toxic mold can cause chronic fatigue, hair loss, dizziness, vertigo, abdominal pain, respiratory distress, tinnitus, facial swelling and severe rashes. Toxic molds have been linked to chronic bronchitis, learning disabilities, mental deficiencies, heart problems, cancer, multiple sclerosis, lupus, fibromyalgia, rheumatoid arthritis, multiple chemical sensitivity, and bleeding lungs.

Prevention is the key to beating mold and Sick Building Syndrome. Mold control is primarily about controlling moisture to levels and durations appropriate to each material on-site. The general strategy is to construct and operate buildings in such a way that materials do not get wet enough to support mold growth. Construction schedules should be carefully reviewed by both architects and owners. Mold mitigation and related litigation expenses can cost millions.



Care must be taken to prevent water from entering a building during construction. Contractors need to respond quickly to ensure that those materials that do get wet will dry quickly. Actions include immediate removal of standing water, maintaining air flow, as well as drying air. Flooded or wet construction sites are prime areas for mold development, especially basements and lower areas. Usually, if moisture or high humidity is not addressed within 24 to 48 hours, mold can begin to grow exponentially.

**REMOVE STANDING WATER
REMOVE WET MATERIALS
DEHUMIDIFY, USE FANS + HEAT**



Architects need to detail properly to prevent post-construction water infiltration. Equally as important, architects must consider proper vapor diffusion through the building envelope. Massachusetts architects are certainly familiar with the concepts of the Mass Energy Code. But the same firms doing projects outside of the Commonwealth often fail to follow the same concepts of air and moisture flow. Factors such as permeance of materials, and their location within the building envelope must relate to local climate conditions.

Choice of materials and their detailing is very important. Organic nutrient food sources which support mold growth are found in many common building materials. Gypsum wallboard being number one. Wicking of moisture into organic materials can occur where materials abut; perfect for mold growth. Our specifications call for back-priming wood which abuts concrete or masonry. Detailing gypsum wall board to terminate 1/2 inch above slabs will prevent wicking.

Even non-organic materials such fiberglass insulation can support mold growth. Why, because dirt and dust that is captured in the glass fiber matrix contains similar organic nutrients, supporting mold growth. Even dust on concrete block can support mold. It is important that during construction, all building materials are cleaned and dry as they are installed, and the site is well maintained.

Compounding the effects of toxic mold are additional problems created by chemicals and volatile organic compounds (VOCs) that are used to manufacture building products, coatings, sealants and construction adhesives. Out-gassing of chemicals into a closed environment further compound the issues of mold. LEED and CHPS limit the use of chemicals and VOC's in buildings as part of their accreditation programs. Designers should employ these same standards for non-sustainable buildings.

*For more information on Mold,
please visit: www.mold-help.org*



WORKING WITH AIA A201 CONDITIONS OF CONTRACT

General and Supplementary Conditions, the basis for project contracts, are the most misunderstood and unknown documents to most Architects.

Architects and many Owners use AIA documents for their contracts. These AIA documents are modified on roughly a 10 year cycle. They are re-issued regularly to react to industry trends, react to court cases, and extend the reliance of "AIA" brand of documents. AIA A201: General Conditions was recently re-issued in late 2007. The AIA encourages and promotes the use of only the latest form. We feel the prior version (1997) has been tested in the courts, thus is more reliable and recognized. In a few years, there will be disputes in language of the new documents, and common acceptable revisions to change the 2007 forms will emerge based on courtroom results. There are already dozens of white paper opinions on the new 2007 forms.

The A201 are the conditions which form the basis for contracts, and it is used in conjunction with the B141 (Owner-Architect Agreement) and the A101 (Owner-Contractor Agreement for Stipulated Sum), and other contract forms. The AIA A201 is a document which was created by committee. It is a generic document designed for a variety of conditions and much of its language is vague and indeterminate. This is where Supplementary Conditions come into play, as they modify and revise the standard language so that the conditions of contract become job specific.

As a minimum the Conditions of Contract need to be modified (via Supplementary Conditions) for:

Resolution methods for disagreements:

Arbitration vs. Mediation vs. Litigation

Project Insurance Requirements

Statutory Requirements:

Wage Rates / Minority Provisions

Bonus Penalty Clauses / Liquidated Damages

Overhead and Profit Rates

Building Permit

Security and Confidentiality Requirements

Hierarchy of Documents



A few RECENT PROJECTS
To All Of Our Clients

THANK YOU !



SUFFOLK UNIVERSITY EARNS LEED™ GOLD



Suffolk University,
10 West Dormitory
CBT / Childs Bertman Tseckares Inc.

- **Norwood High School**
Ai3 / Architecture Involution, LLC
- **Merrimack Pharmaceuticals**
Winter Street Architects, Inc.
- **YMCA of Martha's Vineyard**
Mashek MacLean Architects, Inc.
- **Shelburne Community Center**
Bargmann Hendrie + Archetype
- **American University Kogod School of Business**
Hartman-Cox Architects, Washington D.C.
- **National Institute of Health, Bldg. 14B.**
Kinoo, Inc.
- **Fenway Park 2008 & 2009 Improvements**
DAIQ / D'Agostino Izzo Quirk Architects, Inc.
- **Stonehill College, Science Center**
The S/L/A/M Collaborative, Inc



- **Crandall Public Library**
Ann Beha Architects

**Named the Best Library Construction/
Renovation Project in 2008 by the
New York Library Association**

MASTERFORMAT 2004

What is in your Specifications?

In December, Robb Wilkinson gave a presentation on utilizing Masterformat 2004, and Specifications to a joint meeting of the Boston Chapters ASHRAE and ASPE.

Wil-Spec Projects use of:

	1995 Masterformat	vs.	2004 Masterformat
2005	100%	vs.	0%
2006	95%	vs.	5%
2007	60%	vs.	40%
2008	20%	vs.	80%

Wil-Spec has stayed on the cutting edge of material technology, understanding trends, cost implications and environmental issues. With each project, we advise and freely share our knowledge with you. We are open to questions, and will research answers to your specific project concerns. **NEW/NOTE** is for architects, designers and all of our clients. It is our hope that our writings will serve as a catalyst for further discussions, and investigations in your own office.