

# TRADE WINDS

FEBRUARY 2010

## CSI SITE TOUR: Trump International Hotel and Tower at Waikiki Beachwalk



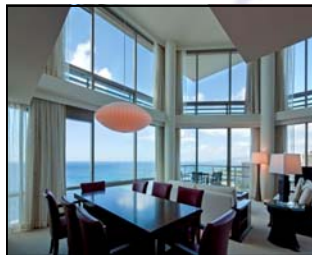
Join us for a site tour of Trump International Hotel & Tower at Waikiki Beach Walk.

The luxurious condotel welcomed its first guest in November 2009. This 38-story tower is designed to offer the maximum

view corridor of the ocean from units, and offers a mixture of contemporary and Island Deco design.

The tour will be hosted by Benjamin Woo Architects, Brett Hill Management Inc., NOTKIN Hawaii, SND Design, and Kiewit & Kobayashi Joint Venture, and will include viewing of units, public spaces, and Mechanical area on rooftop.

**Trump International Hotel and Tower at Waikiki Beach Walk** or **Trump Tower Waikiki** is a 350 ft (110m) tall, 775,000 sq ft (72,000 m<sup>2</sup>) tower with about 462 hotel-condo units in the Waikiki area of Honolulu includes parking and dining space, as well as a library, lobby bar, cafe, fitness center and spa.



In July 2006, demolition of the Royal Islander and Reef Lanai hotels made room for Trump Waikiki.

Floor plans were released in August and reservations were accepted starting September 25, 2006 for the November 10, 2006 selection event. 462 units were pre-sold in one day for a total of \$700 million, possibly the fastest real estate sale in history.



Public parking is available at Fort DeRussy across the Army Museum on Kalia Street. Valet parking available at Trump Tower at retail valet rates.

Please see attached flyer for reservation information.



Tuesday  
February 16, 2010  
SITE TOUR @ Trump Tower  
223 Saratoga Road, Waikiki

3:30 p.m. Registration @ Loading Dock  
4:00 p.m. Program & Tours Begin  
5:30 p.m. Dinner to follow

### Reservations & Cancellations 847-1862

Honolulu Chapter CSI  
(answering machine, 24 hours)  
RSVP prior to 4:00 p.m.,  
Friday, February 12, 2010,  
including cancellations.

No shows will be billed.  
*Note: There are no "standing" reservations... everyone must RSVP.*

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## ***PRESIDENT'S MESSAGE***

*Rodney Lee, AIA, CCCA*

Happy New Year! Gung Hee Fat Choy (Happy Chinese New Year)! And Happy Valentine's Day!

It's hard to believe but 2009 is now a memory and January 2010 is already done, too. I'm sure we're all glad the tough times of last year are behind us.

Although there are some positive signs this year, it still looks like another slow year for our industry as the economy gradually recovers. Despite the slow economy, 2010 promises to be a busy year for CSI. I've indicated just some of the events to look forward to this year.

Our Tradewinds newsletter is back in an online version after being out of circulation for a while. We hope to gradually increase its content to make it a helpful resource for members. Thanks to all who contribute to it and especially to Editor Ernie Shimizu, AIA, CSI.

We'd like to thank Mr. Dana Bergman, AIA, CSI of Alana Buick Bers for being the speaker at our dinner meeting on January 26 who spoke about the longevity of roofing systems. He was also scheduled to be one of the speakers at the local RCI conference in January.

Our study classes for the CDT and CCCA certification exams just began on Saturday, January 30. The nine classes for each course are held at the University of Hawaii and conducted again by Mike Smith, CSI. It's still not too late to sign up and join the classes.

The exams will be offered between March 29 and April 3, 2010. The registration deadline for the exams is February 26.

On February 16, the CSI dinner program will be a site tour of the recently completed Trump Tower in Waikiki. The office of Benjamin Woo, AIA has gra-

ciously agreed to host this event and conduct the tour for CSI members and guests.

March 16's dinner program topic will be on legal issues related to our construction industry. We appreciate President-elect and attorney Wayne Parsons, CSI for organizing event.

Also on the agenda this year is the CSI national convention which happens a little earlier than usual. It will take place in another great location: Philadelphia, the city of brotherly love, from May 12 thru May 14.

Here's to a better 2010!



Thanks to everyone, both CSI members and non-members, who contributed toward making the December dinner meeting a great success. It was an evening of festivity and fun. Special thanks goes to John Higgins who once again facilitated the auction. Contributions from the evening totaled to \$2,195! Proceeds will go towards the UH School of Architecture Scholarship.

### **2010 CSI Dinner Meeting Special Offer "Exclusively" for CSI Honolulu Members**

CSI Honolulu is pleased to offer a "Pre-paid Dinner Plan" for CSI Honolulu Members.

**\$250.00 FOR ALL 2010 CSI Dinner Meeting Programs!**

Posted prices for Members in 2010 are \$35.00 (9 dinner meetings), paid in advance for each regular session, 2 site tours and \$45 for the annual holiday party.

This special offer represents *savings of at least 40% or \$180 for the calendar year!*

*To sign-up for this "Member's Only" plan, please see attached flyer.*

## *CSI Certification News—Study Classes Starting Now*

*Michael Smith, RTS, CSI, CCS, CCCA*

If you are employed in the construction industry, the Construction Specifications Institute (CSI) offers professional certification within your field! CSI certification shows your commitment to excellence within the construction industry and offers industry-wide respect and recognition.

CSI certification programs are offered in four categories: Construction Documents Technologist (CDT), Certified Construction Contract Administrator (CCCA), Certified Construction Product Representative (CCPR), and Certified Construction Specifier (CCS).

Applicants must successfully pass the CDT before taking the CCS, CCCA, or CCPR. Applicants are not allowed to take multiple examinations on the same day.

All exams are now computerized and are taken at a local computerized testing location, with a range of available test dates, from March 29 through April 3, 2010. You will be informed of your test score immediately after the exam.

For those who wish to defer taking the spring exam or to re-take the exam, a second exam date will be offered in September 2010. Certification exams will also be given at the CSI National Convention, in Philadelphia, Pennsylvania, May 11 – 14, 2010, and at the West Region Conference, in October 2010.

A final application deadline for all exams is February 28, 2009. An early bird discount is available, for applications received by January 30, 2009. Application forms are available by calling CSI at 800-689-2900, or fax at 703-684-8436. Information is also available on the web at [www.csinet.org](http://www.csinet.org). Student discounts are available.

Certification exams will be based upon the CSI Manual of Practice (MOP) 2004, AIA A101-07 and AIA A201-07, EJCDC 1910-8-1996, AIA B201-07, and EJCDC 1910-1-1996. All exam questions are multiple choice. The CDT exam has 100 questions. The CCS, CCCA, and CCPR exams have 200 questions each.

Honolulu Chapter will again be hosting its Certification Training Course, to aid candidates to prepare for the examination. The nine-week program will be held each Saturday morning at the UH Institute of Geophysics, beginning January 30, 2009.

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The Honolulu Chapter of the Construction Specifications Institute is offering four series of classes for candidates interested in pursuing CSI Certification.\* The basic certification, Construction Document Technology (CDT) program is a prerequisite for the other three specialized certifications.

- Construction Documents Technology (CDT) - classes provide a strong foundation for understanding construction documents and formats and their role in the construction process.
- Certified Construction Contract Administrator (CCCA) – classes enable candidates to demonstrate their proficiency in the administration of construction projects.
- Certified Construction Specifier (CCS) – classes provide a strong foundation in construction contracts, delivery methods, bidding documents and the preparation of specifications.
- Certified Construction Product Representative (CCPR) – classes geared for the manufacturer product representatives providing for a better understanding of the construction process and skills for more effective product representation.

### WHAT'S INCLUDED

9 Classroom sessions and a Mock exam.  
 CSI study guides and handouts, plus AIA, CSI and CEU educational credits.  
 Qualified and experienced instructors.  
 Snacks & beverages.

### HOW MUCH

Registration*		
	<b>CSI Members</b>	<b>\$95.00</b>
	<b>Non-Members</b>	<b>\$150.00</b>
	<b>Students</b>	<b>\$50.00</b>

\* Registration and fees for the national certification exam are separate. For details, call CSI at 800-689-2900 or check the CSI website at [csinet.org/certification](http://csinet.org/certification). **NOTE:** Deadline for early bird registration is January 29, 2010. Final Deadline for registering for all exams is February 26, 2010.

### WHEN

CDT – January 30 through March 27, 2010  
 Saturdays from 8:15 am to 10:15 am.  
 CCCA – January 30 through March 27, 2010  
 Saturdays from 10:30 am to 12:30 pm.  
 CCS & CCPR – Not available at this time.

### WHERE

Classes will be held at the offices of:  
 University of Hawai'i, Manoa Campus  
 Hawai'i Institute of Geophysics Bldg HIG110  
 Honolulu, Hawaii 96822  
 Parking: \$3.00, open parking near HIG Bldg.



## *EIFS Basics*

*Dana Bergeman, AIC, CSI*

Originally developed in Europe after World War II as a means of repairing bomb damaged masonry buildings, Exterior Insulation and Finish Systems (EIFS) are a type of building cladding commonly used on both commercial and residential structures. EIFS is a substantially different system today and is recognized more as a North American development where it was first applied to framed and sheathed walls instead of masonry or concrete. This is still the predominant methodology used today. EIFS can provide both weather resistance and architectural appeal.

EIFS is essentially a thin "lamina" of cementitious material applied directly over a fiberglass "screed". This is applied over rigid foam insulation which is attached to sheathing such as exterior rated gypsum board. Preferably, a waterproofing barrier is applied to the exterior sheathing prior to application of the EIFS itself. Occasionally you'll hear EIFS referred to as synthetic stucco; however, EIFS and traditional stucco are very different so it's important the two are not confused.

Owners and developers often select EIFS as the exterior cladding for the buildings due to its economic appeal. EIFS is typically less expensive to install than many other types of cladding systems and is also readily available. The cementitious lamina is typically mixed on site and field applied, so there is less cost required to ship the materials to Hawaii as compared to other types of cladding systems. Most of the foam insulation used in the assembly is manufactured right here in Honolulu, again providing affordability. EIFS also gives designers and installers increased flexibility and creativity; it's architecturally easy to work with.

There are a variety of different EIFS systems on the market and choosing the system for each particular building really depends upon a variety of factors, the most common of which are the owner's goals and budget. Specific systems vary from manufacturer to manufacturer; however, in general EIFS can be condensed into three loosely defined categories:

**Barrier EIFS:** Barrier EIFS systems are the most basic of EIFS assemblies and do not incorporate any back-up waterproofing systems or redundancy. You may also hear this system referred to as a classic EIFS assembly. In essence, the 1/8" of cementitious lamina is applied to the foam insulation which forms the barrier to keep the elements out of the building, from which its name is derived. It also serves as the aesthetic finished surface.

**Water-Managed EIFS:** Water-managed EIFS systems combine a barrier EIFS assembly with a back-up waterproofing system of some variety depending upon the manufacturer. This combina-

tion provides a significantly better assembly than classic barrier EIFS. A weather resistive barrier (WRB) is incorporated into the assembly as a back-up system which directs any water that somehow makes it past the primary barrier out of the assembly instead of into the walls.

**EIFS with a Cavity Wall:** Sometimes referred to as a rain screen EIFS assembly, or cavity wall, these systems are the most robust of typical EIFS assemblies. This system incorporates a water managed EIFS assembly with an open cavity behind it. An entire secondary waterproofing system is then applied to the cavity wall. While this is a robust system, it is also relatively expensive compared to other EIFS assemblies. Due to its cost, this system isn't used nearly as often as other EIFS assemblies.

EIFS can be a very effective system, but it must be installed properly. It's possible for failure of these systems to allow water into the building. This can cause corrosion, premature failure of components, and worse yet, microbial problems. The EIFS industry was unfortunately wrought with lawsuits in the 1980's and 1990's, which resulted in huge losses for insurance companies, EIFS manufacturers, and contractors. Generally speaking, these cases exposed that poor craftsmanship caused moisture build-up, corrosion, and substantial microbial growth. These serious problems years ago have been a driving force in improving the quality of EIFS assemblies today.

Water intrusion into buildings can be a problem with any type of cladding if it's not installed properly, not just with EIFS. Even the smallest of construction errors can allow water directly into the wall cavity. The good news is prevention can easily be obtained. If expired material arrives at the jobsite, reject it. Consult with knowledgeable designers and building envelope specialists. Insist upon quality, and be sure to include a quality assurance program in your project. It's been my observation that the biggest thing owners can do to protect their investment is implement a quality control and quality assurance program before and during construction. If possible, owners should engage the designer or a third party to provide observations and reporting in the field to verify the installation is in compliance with the construction documents and manufacturer requirements.

*The author is a principal and consultant with Allana Buick & Bers, Inc. which provides professional architectural, engineering, and construction management services to clients from their offices in Honolulu, Lahaina, Palo Alto, San Francisco, Los Angeles, San Diego, Las Vegas, Seattle, and New York. With a Hawai'i based staff of twenty seven, they annually service dozens of Hawai'i clients. For more information about the company, please visit [www.abbae.com](http://www.abbae.com) or call (808) 538-0115.*



**Meet Paul Bertram, Jr., FCSI, CDT**  
**2010 CSI President-Elect Nominee**  
*Gilman K.M. Hu, AIA, FCSI*

Paul Bertram, Jr. FCSI, CDT, is the nominee for CSI President-elect. We took this opportunity to ask Mr. Bertram a few questions.

Ballots will be available in early February. Candidates for other offices, institute and region, are posted in the CSI website, [www.csinet.org/election](http://www.csinet.org/election).

Members of the 2010 CSI Nominations Committee includes - Michael T. Owen, Sr., FCSI, CDT – Chair; Lane J. Beougher, FCSI, CCS, AIA, LEED AP-Great Lakes; R. Michelle Christen, FCSI, CCCA, BBA, SEGD- Gulf States; Daniel Hargreaves, CSI, CDT, RAS- South Central; William A. Hayward, Jr., CSI, CDT, AIA- South East; Howard A. Levine, FCSI, CDT- North East; Eugene A. Valentine, FCSI, CCS, AIA- South West; Gilman K. M. Hu, FCSI, AIA – Board Liaison.

*Q - Please tell us a bit about yourself – What you do for a living, which chapter do you call “home”, whatever you want to share with the members so they have a better idea of who you are and what you do?*

**PB** - After a 6 year obligation in the Navy as an electrician/electronics technician, I started my career as a production artist with Walt Disney World in Design & Development in Orlando. In 1978 I formed PRB Design and specialized in developing communication strategies for the Building Team. This practice required understanding the communication, organization and management of project information for delivery of the built environment. The CSI CDT program was critical in developing core knowledge and industry relationships. CSI was and continues to be the foundation of my life-long learning resource and knowledge base as related to construction documentation, processes and communications.

PRB Design was sold in 2005 in order to pursue my passion of developing “sustainable” design strategies. Shortly after forming PRB Connect, I was hired by the NAIMA – the North American Insulation Manufacturers Association as Director of Environment & Sustainability. This experience was invaluable as I worked with top company executives of large companies laying out vision, strategies, budgets and measurable results of the programs I developed. My responsibilities also included interfacing with other associations, code agencies and standards development groups. This experience also brought heightened awareness and experience to issues such as climate change, energy efficiency, carbon reduction, net zero energy, and climate neutral that are all

relevant to CSI. My current position, with Kingspan Insulated Panels brings a global perspective in design and construction with 26 worldwide operations and a focus on envelope first energy efficiency.

I have served on many chapter leadership positions including president of the Greater Orlando Chapter, my home chapter. As president I initiated a chapter public/private community service project that was awarded \$1.2 million dollars by the State of Florida to build an 11,000 sq.ft. drug and alcohol rehabilitation center for adolescents.

*Q - When and how did you get involved with CSI? What was your first assignment and what were some of the guideposts from then to now?*

**PB** - In 1990, after writing a technical manual for a building product manufacturer, it was recommended to me that I seek CSI membership and CSI's CDT. After achieving that advice, my mentor Don Thompson, took me to school. I spent time with Don in his office learning how to write specifications, going to job sites to review project specifications and to design firms to understand how concepts become reality. That is what CSI is really all about the mentoring attitude of members.

My first assignment was writing and producing Division 17 the Greater Orlando newsletter. Other CSI positions include Southeast Region Director, and Institute Vice President where I brought forward the concept of GreenFormat. I was part of the Construction Specifier magazine's Advisory Board and currently Chair of the GreenFormat Program Management Task Team. I am a charter member of the Pennsylvania Railroad Chapter and have assisted as program chair for the DC Metro Chapter where I am also a member. I continue to assist in the advancement of the CSI's BPMA – the Building Product Manufacturers Council. Most recently I was asked to represent CSI at the EPA 10<sup>th</sup> District for a meeting on developing PCRs (Product Category Rules) and are considering utilization of CSI classification systems such as Unifomat, MasterFormat and Omniclass.

*Q - What interested you most or what event had an effect or contributed to your CSI career?*

***Meet Paul Bertram, Jr., FCSI, CDT***  
***2010 CSI President-Elect Nominee (continued from page 4)***  
***Gilman Hu, AIA, FCSI***

**PB** - As a visitor to a CSI chapter meeting I was networked to a mentor who made the difference. Active participation is the key to belonging to any group. The return on investment of my time and money has provided the basis for a successful career on a pathway that you could not plan.

*Q - As a President-elect nominee, what would you like to contribute or focus on, CSI wise?*

**PB** - As technology tools advance in the industry the integration and adaptation of CSI core organizational structures including Uniformat, MasterFormat, GreenFormat and OmniClass are critical in BIM models for management of project information.

Expanding CSI's role to include greater understanding of how climate change issues such as energy efficiency, net zero energy, carbon reduction, climate neutral, cap & trade and environmental assessment impact the management of construction documentation and communication is an opportunity. There are information gaps in these new areas of consideration and the industry is looking to CSI for knowledge based programs and clarity in this growing confusion. Government services and Federal Facilities are also opportunities for CSI regarding the structure in organizing and managing their projects. I recently heard a key GSA official challenge CSI's BPMA (Building Product Manufacturers Alliance) to take on an issue to advance the built environment. This challenge was accepted at the BPMA meeting with the possibility of creation of a Green Building Products Coalition to help reduce "greenwashing" and that ties into GreenFormat.

*Q - The economy has affected the construction industry, which has a definite impact on CSI's resources - membership and financial. What, in your opinion, should we be doing?*

**PB** - As challenging as the times are for our industry, I believe CSI membership and participation key to staying informed and relevant in today's building market. I am a firm believer that CSI's delivery of knowledge based programs, networking, and certification programs greatly help improve our projects and careers.

CSI must concentrate on delivering knowledge based initiatives, tools and services that are relevant to today's project challenges as related to CSI's core values in communicating, organizing and managing project information for the lifecycle

of the built environment. This direction will lead to the possibility of new education programs, productivity tools and/or certifications, new members and new revenues.

*Q - This interview will be distributed to all CSI chapter editors for their newsletter, would you like to take this opportunity to share your views or other comments with the membership?*

**PB** - Leadership is all about building a team that can help advance the stated goals and objectives of the Institute. As I work to define those goals and objectives, I would like to ask for support from all members. Please let me know areas of your interest and expertise so I can find places for you to help make CSI more relevant in our changing market conditions. I hope to see you soon at a Chapter, Region or Institute meeting, and at Construct 2010 in Philadelphia. Thank you for this opportunity to share my thoughts on CSI.

*Q - Thank you Mr. President-Elect.*

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## CONSTRUCT 2010

Planning for CONSTRUCT 2010 in Philadelphia is in progress.

Registration is scheduled to go live later this month. The Philadelphia Chapter will be hosting a great social event on Thursday May 13th and a Student Design Competition to design a sustainable bird house. The convention is scheduled for May 12 thru 14. Mark your calendars and plan to be there!"



## *West Region Corner*

By David A. Willis, West Region VP

I can't believe I am writing an article for January 2010. What a year we have had in the West Region. A new Virtual Chapter started in Redwood Empire, and the Inland Empire Chapter to be inaugurated on Jan 14, 2010. We have a great Region conference to look forward to in the fall with the programs almost in place. For all you Industry members, be on the look out for Fresno Product show discounts when signing up for both the annual spring product show and conference product show later in the Fall.

I have searched my mind for what to say for my New Years article. Duane always seems to have plenty to say and I wish I had his gift of gab, (sorry Duane). Anyway I have decided to tell a story about the economy. Here goes.

Once upon a time there was a hotdog stand on a busy highway. This hot dog stand was known around the country for having best quality and priced hotdogs than any others in the country. People came from all over just to have a great tube steak.

One day a man came in to find out if all the rumors were true. After inhaling two or three great hot dogs he called the proprietor over to ask a few questions. "How in the world can you serve such high quality hot dogs at such reasonable prices?" he asked the proprietor. "Don't you know there is a recession going on? How can you afford to do this"?

After the man left, the hotdog stand owner started to think about what he had said. Maybe this guy was right. Maybe he should

raise the prices, and maybe he should buy lesser quality hotdogs to cut expenses. So, he made the changes thinking that this will probably keep the stand in business and weather the economic storm. He can always go back to the old ways when the economy improves.

As days went on, business started to fall off. At first slowly, and then gradually picking up to where now it became hard to pay the bills. He had to layoff his help and do all the work himself. As he was sitting one evening after closing time, he thought to himself. "You know, that fellow was sure right about the recession."

Sometimes we need to think about how much we are affected by what we hear and believe. I realize that there is real economic down turn in the country today but aren't there times when maybe we need to question what we hear. What is the old saying, "Get told enough times something is happening, and sure enough it will happen".

We are the ones that will bring back the business. Those who can, need to take the steps to keep things moving along. We need to believe in our future and keep our friends in business by continuing to buy the things we need and want. So, let's get out there and keep the world turning.

I wish you all a Happy and Safe New Year, and I look forward to serving you all in the year ahead.

[www.csihonolulu.org](http://www.csihonolulu.org)  
**NEW Email:**  
**[bkcorp2@Hawaiiintel.net](mailto:bkcorp2@Hawaiiintel.net)**

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John Higgins, CSI	CSI Messages	689-5590	689-4626	john@j-higgins.com
Gilman Hu, AIA, FCSI	CSI Mentor	591-8049	591-8049	gilmanhu1@cs.com



## CSI Honolulu Site Tour: Trump International Hotel and Tower at Waikiki Beachwalk



**Tuesday  
February 16, 2010  
Trump International  
Hotel & Tower**

223 Saratoga Road  
Public parking is  
available at Fort DeRussy  
across the Army Museum

**3:30 p.m.**

**Registration at  
Loading Dock**

**4:00 p.m.**

**Program & Tours  
Begin**

**5:30 p.m.**

**Dinner to follow**



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**Reservations  
Required!**  
847-1862 or fax  
847-6575

bkcorp2@hawaiiantel.net



This meeting qualifies for  
AIA/CES learning units



AIA Honolulu or CSI Honolulu Members with RSVP by 02/12/10	\$15.00	AIA Honolulu or CSI Honolulu Members WITHOUT RSVP or RSVP After 02/12/10	\$20.00
Guests & Non-Members with RSVP	\$20.00	Guests & Non-Members WITHOUT RSVP	\$30.00

**Fax Reservation Form to Barbie Rosario, 847-6575 (email: bkcorp2@hawaiiantel.net) by February 12, 2010...Or call the CSI reservations line, 847-1862**

**To receive the discounted rate, RSVP's must be received by February 12, 2010.**

**No shows will be billed**

First Name		Last Name	
Company			
Address			
City		State	Zipcode
Email		Phone	Fax
Guest Name			
Company			
Guest Name			
Company			
<input type="checkbox"/> Please send me membership information		<input type="checkbox"/> Please send me sponsorship information	



**2010 CSI Dinner Meeting Special Offer**  
***“Exclusively”***  
**for**  
**CSI Honolulu Members**

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**This special offer represents *savings of at least 40% or \$180 for the calendar year!***

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To take advantage of this plan, please complete the form below

**Yes, sign me up**  
**For CSI Honolulu 2010 Pre-Paid Dinner Meeting Plan**

Member's Name: \_\_\_\_\_

Company: \_\_\_\_\_

CSI Honolulu Member Number: \_\_\_\_\_

Return this completed form with your \$250 check payment to

CSI Honolulu Chapter  
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