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Compass
Let Us Help Set Your Course For
Navigating Water Intrusion Problems



Green Jobs with Lasting Value

Part II

By: Ben Hixson

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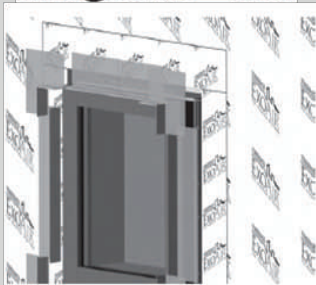
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educational generic
SEMINARS
on green roofing and
sustainability

See next issue for:
Green Jobs with
Lasting Value
Part III

TREMCO
Proglaze® ETA



System 2 is comprised of pre-engineered, finished Aluminum and silicone materials used as the transition assembly. The system assembly is mechanically attached to the window and/or curtain wall's structural framing to ensure a durable connection and seal.

Product review is for information only
and is not an endorsement from HCI.

Acceptable quality needs to be well **planned**, the **intent** adequately **documented**, **communicated** early and often, **monitored** by knowledgeable independent observers with integrity, **and documented during** each phase of a new or remedial construction project. Project needs, sufficiency of the design parameters meeting project needs, scheduling, cost analysis, financing, administration, specifications, CAD, BIM, submittals, mockups, quality control and quality assurance monitoring have never been more crucial to successful construction. By successful construction we are referring to facilities performing in the manner intended with minimal Owner maintenance expected. If you are presently employed in one of the above disciplines, adequate attention to quality may mean just doing your work more thoroughly in a diligent and timely manner. Timely attention to project quality is paramount to avoid deficiencies with immediate and possibly long-lasting consequences with poor construction, costly compromises and in too many instances even more costly consequences.

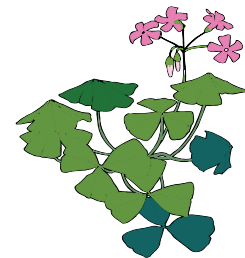
For the past twenty-five years we have been alerting Building Owners to the high costs of correcting or suffering with poor or insufficient design and shoddy construction. Further, one of the main points we have attempted to make is that obtaining repair and remedial funding will dramatically become more difficult as our economy moves from an exporting manufacturing society, or a goods and services society, to a services provider on a global scale. It doesn't take a rocket scientist to determine there are a lot of very bright baby boomers around the globe that can provide IT and financial services from just about anywhere.

On the positive side, for several decades much of our nation's focus and therefore fairly stable employment has moved toward increasing our leadership for premier healthcare technology and delivery. Healthcare experts tell us recent events may cause that to change fairly quickly with concurrent loss of quality. Healthcare experts tell the nation we can expect a drop in quality healthcare because the most skilled and knowledgeable physicians will elect not to work for what will be slated for their compensation. It is sad to note that really intelligent individuals scratch their heads and wonder why our construction breeds so many controversial issues; and in particular so many issues regarding moisture intrusion through the building envelope. It is fairly obvious we get the quality we're paying for in that historically the quality of a construction project is only as good as the weakest links in the design and construction chain.

Developers and public agencies are going to demand better quality design and construction as we move through the next decade or more of tight funding. If there are not time and money to design and build a building right the first time, there really are not time and money to design and build anything a second time has never been truer. Green job opportunities should abound over the next decade for quality minded design and build individuals and companies. Just as the advent of computers, mobile phones and PDA's ushered in tremendous new employment and productivity, ethical envisioning, creating, tracking and documenting sustainable construction can bolster our economy in an honorable, productive

manner. Achieving a meaningful level of ongoing sustainable construction will require investors in the public and private sectors to get what they are promised and funding. With the Department Of Energy reporting that up to 66% of our nation's total energy consumption involves our buildings; and that up to 32% to 40% of that energy is lost through inefficient or non-functional building envelopes, we face a national ethics crisis.

Believing that it is wise to design, build and maintain buildings that are energy efficient, does our nation have the ethics to fairly rapidly move toward that assumption regardless of the cost of coal-fueled electricity and petroleum-fueled transportation? Even with reported abuse of government funded weatherization programs exceeding 30% of taxpayer's investments in some locales, we are convinced ethical, quality minded designers, constructors and property managers can move in the right direction without penalty taxation and government mandates supporting a bureaucracy as large as the problem to be solved. The admonishment of John F. Kennedy is applicable when paraphrased as follows; "Ask not what big government can do for you but what can you do to help yourself and your fellow countrymen."



We want to share our Building Envelope observations with our valued clients and other individuals who may be interested in receiving our monthly publication. Call HCI today for cost effective solutions customized for your project.

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