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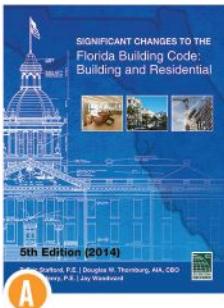
Official Journal of the Florida Association of the American Institute of Architects | Spring 2016



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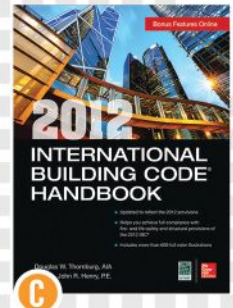
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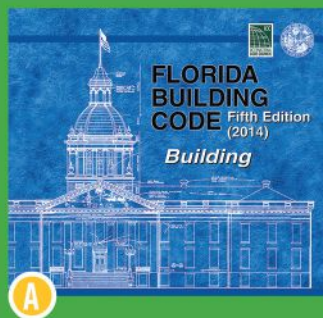
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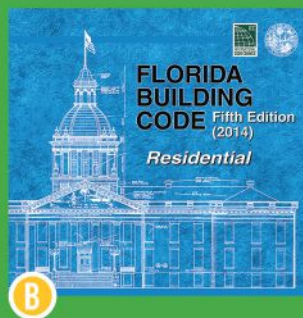
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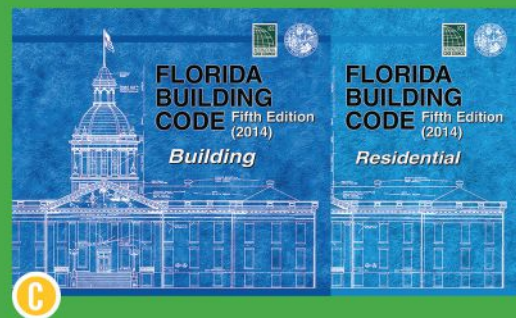
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A



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AIA members and students with Rep. Dane Eagle (R-Cape Coral)

10 2016 Florida Legislative Session Wrap-Up

Issues that impact the architectural profession are seldom (OK, never) the big six o'clock evening news stories nor are they listed as priorities in the governor's State of the State opening speech each legislative session. That doesn't mean they aren't important to the life, health, safety and welfare of the citizens of this great state. They just don't garner the attention of the media and the public-at-large. That's why it can be difficult to gain traction, and the attention, of legislative leadership for our not-so-headline-making, but oh-so-necessary, legislative proposals.

On the cover: Ballantrae Court designed by KZ Architects. Detail of sculptural stair. Photo by Robin Hill®.

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IN EVERY ISSUE



7 President's Perspective PROJECT PROFILES

16

Ballantrae Court

KZ Architects, Bay Harbor Islands, Florida

20

Superior Court of California, Kings County Courthouse

DLR Group, Orlando, Florida

24

Centro Médico Correccional

Urbahn Architects in association with

DS+C Architects + Engineering, San Juan, Puerto Rico

28

Cabana Bay Beach Resort at Universal Orlando

Shulman + Associates, Miami, Florida

14

Spotlight

Emerging Professionals

32

On the Boards

35

Advertisers Index

President's Perspective

MARTIN DIAZ-YABOR, FAIA



It is amazing how time flies! We have already had our first two quarterly Board meetings, held our annual Legislative Day, put our strategic plan into effect and held our first annual Strategic Council meeting. Since the winter edition of the magazine, AIA National also hosted the newly formatted Grassroots Leadership Conference in Detroit, Michigan. Wow!

2016 certainly has been full of excitement so far, and our work has just begun.

On January 25, the Jacob Leadership Institute (JLI) hosted the first leadership training for component officers and staff. Nearly all Florida components were represented, and attendees spent the day covering the basics of association management, responsibilities of the Board and support offered to components by AIA Florida. The programming was captured for future use as well. The following day, the JLI attendees joined other AIA Florida members and architecture students from Florida universities to meet more than 60 AIA Florida representatives walking the halls of the Capitol, meeting with many senators and representatives. This was a successful opportunity to bring forth important issues pertaining to our practice, profession and communities in order to educate our legislative body and seek its support of key legislation. It is events like Legislative Day and component Breakfasts of Champions that give Florida architects a voice in the legislative process. It is also important that those who are not AIA members begin to recognize that AIA Florida is working to ensure we are among those sitting at the table rather than those who are on the menu. As our association membership grows, so does the strength and power of our voice.

During the first Board meeting of the year, a new three-year strategic plan was implemented. Although smaller, the Board of Directors and new committees are working much more effectively and efficiently. I'm very excited about this year, especially with the quality of leadership emerging from each

component. The challenges we have set forth are nothing short of monumental, but with this year's leadership class, I believe that even the sky is not the limit!

The new Strategic Council met for the first time on March 30 in Orlando. This body is an integral component of the 2015 restructuring of AIA Florida. The council is designed to be inclusive of many perspectives. Currently, it is comprised of an economist, a scientist, a healthcare professional, three university deans, and eight AIA or Associate AIA members. This group will be investigating issues happening around us and will recommend strategies to the Board of Directors for further action.

In February, AIA Florida leaders attended the Grassroots Leadership Conference. Although this is an annual event where leaders from components across the nation convene, it was new this year in that it was held outside of Washington, D.C., and really took a deeper dive into the development of the leaders in attendance. It truly is an exciting time to be an architect. Many cities are revitalizing their downtowns, exploring design and construction alternatives, embracing new technologies within the built environment, envisioning buildings of the future, and addressing climate change and alternative energies — making all of these important topics and opportunities for our profession to lead.

The closing keynote speaker at Grassroots was the Honorable Jennifer M. Granholm,

WHEN WE LOOK AT
OUR ASSOCIATION
IN THE FUTURE AND
SEE WHAT WE HAVE
ACCOMPLISHED,
THEN AND ONLY
THEN WE CAN TELL
IF WE SUCCEEDED
WITH OUR PLANS
AND ENDEAVORS
— CULTIVATING THE
FUTURE FROM
THE PAST AND
THE PRESENT.

former two-term governor of Michigan as well as its former attorney general. Since her time in office, she has established herself as an authority in leadership, economic stimulation and clean energy. During her speech, she pointed out that architects are at the forefront of the new economic recovery and rejuvenation of our cities. She reminded architects that by taking leadership roles and owning the rejuvenation movement, we can change the future landscape of our country.

But we must not forget all of this requires action on our part. We must take ownership of our cause and get involved! Please feel free to contact me or AIA Florida and let us know how we can help you participate and contribute. Let's all help ourselves, our profession and AIA Florida become the beacon of light! ■

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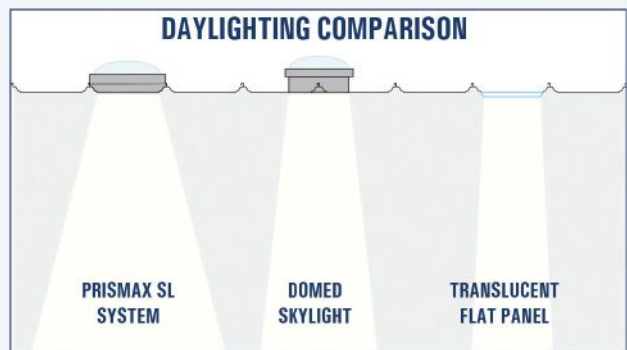
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2016 Florida Legislative Session Wrap-Up

VICKI LONG, CAE, HON. AIA, AIA FLORIDA EXECUTIVE VICE PRESIDENT



Issues that impact the architectural profession are seldom (OK, never) the BIG six o'clock evening news stories nor are they listed as priorities in the governor's State of the State opening address to legislators. That doesn't mean they aren't important to the life, health, safety and welfare of the citizens of Florida. They just don't garner the attention of the media and the public at large. That's why it can be difficult to gain traction with, and the attention of, legislative leadership for our not-so-headline-making but oh-so-necessary legislative proposals.

That is also why the annual AIA Florida Legislative Day is vital to the success of legislative measures supported by AIA Florida. This year, there was a great turn out of AIA Florida leadership, citizen architects and architecture students who "took to the hill" to lobby state senators and representatives. In addition to the meetings held with legislators, members were briefed in the governor's cabinet room, they received a tour of the Florida House of Representatives chambers, where a mock session was held, and they closed the day with a legislative reception at AIA Florida headquarters. Video highlights from the event are posted on www.aiafla.org for viewing.

This year there were 1,650 bills filed in the legislature yet a mere 272 were passed.

After much wrangling and dozens of amendments, CS/CS/CS HB535 by Rep. Dane Eagle (R-Cape Coral) along with companion bill SB704 by Sen. Travis Hutson (R-Palm Coast) finally passed. The legislation, among other important changes, adds an architect and an engineer to the panels designated to review interpretations of the Florida Building Code and the Florida Accessibility Advisory Code for Building Construction. The amendment was recommended by the AIA Florida Codes and Standards Technical Advisory Council (C-STAC). Interestingly, a move was made to change the code cycle from three to six years but was thwarted since it would've put Florida out of sync with the rest of the



Members of AIA Florida Southwest and AIA Gulf Coast along with Florida architecture students pose for a photograph with Rep. Dane Eagle (R-Cape Coral) during 2016 AIA Florida Legislative Day. Left to right: Pietro Mendonca, AIAS; Ana McIntosh, AIAS; Rep. Eagle; Joyce Owens, AIA, RIBA; Steve Panzarino, AIA; Lisa Hess, AIA; and Jerry McQueen, AIAS.

world on code adoption. An early draft of the bill amended the advanced building code education requirements but the change was eventually removed. The bill was signed by the governor, and the new law will become effective July 1, 2016. Members are encouraged to read the entire bill at www.flsenate.gov/Session/Bill/2016/0535 to see the myriad other changes made to the code this year.

CS/HB273 by the House Government Operations Subcommittee and SB390 by Sen. Wilton Simpson (R-New Port Richey)

are a legislative cure to the burgeoning cottage industry of predatory lawsuits in Florida. Recently firms have fallen victim to these schemes when an individual comes to a firm and requests documents related to a public project. If unsuspecting staff doesn't comply immediately, the firm is slapped with a lawsuit alleging noncompliance with a public records request. The predators then offer to settle out of court for a few thousand dollars. Such scams have mostly been perpetrated against engineering firms doing transportation work, but any design professional engaged in public work is at risk.

The new law requires that a public agency contract for services includes a statement in large, boldface type with contact information for the public agency's custodian of public records (records custodian) and instructing the contractor to contact the records custodian concerning any questions the contractor may have regarding the contractor's duties to provide public records relating to the contract.

The legislation amends Chapter 119, Section 0701, of the Florida Statutes and mitigates design firms' exposure to litigation from deceitful requests for documents related to public agency clients. The legislation provides language for engineers and architects to include in their contracts as prescribed below:

(a) The following statement, in substantially the following form, identifying the contact information of the public agency's custodian of public records in at least 14-point boldfaced type:

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT ... (telephone number, e-mail address, and mailing address)....

The legislation also requires a request for public records relating to a contract for services be made directly to the contracting public agency. If the public agency determines it does not possess the records, it must immediately notify the contractor, and the contractor must provide the records or allow access to the records within a reasonable time. A contractor who fails to provide the records to the public agency within a reasonable time may be subject to certain penalties.

The requirement that each contract for services requires the contractor to transfer its public records to the public



Sen. Greg Evers (R-Milton) poses with AIA Florida Northwest members Victoria Williams, AIA; Tiffany Castricone, AIA; and FAMU architecture student, Joemeko Culmer, AIAS.

agency upon termination of the contract has been repealed. Instead, the contract must address whether the contractor will retain the public records or transfer them to the public agency upon completion of the contract.

The bill was approved by the governor on March 8, 2016, and became effective immediately.

Bills addressing public-private partnerships (3Ps) successfully navigated the system. SB124 by Sen. Greg Evers (R-Pensacola), and companion bill HB95 by Rep. Greg Steube (R-Sarasota), clarify procurement processes in unsolicited proposals involving architecture, engineering or landscape architecture to ensure the public trust in procurement agreements. The bill ensures that unsolicited proposals for 3P projects are reviewed for adequacy and scope by design professionals procured under FS 287.055 (CCNA). Additionally, SB 126/ HB 97 created a public records limited exemption for unsolicited proposals. The governor has already approved the legislation, and it becomes effective July 1, 2016.

The Department of Business and Professional Regulation (DBPR) pursued

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PARTNERSHIPS (3PS)
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NAVIGATED THE
SYSTEM.**

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legislation in a self-described attempt to reduce regulation and reduce taxes (fees) for certain professions. As originally filed, the bill needed several tweaks to be palatable for the AIA Florida advocacy team. The bill deleted the requirement for certificates of authorization and accompanying fees of \$125 biennially for firm registration and instead allowed for a firm “qualifier.”

The bill also gave the Board of Architecture and Interior Design (BOAID) the ability to deny a qualifier if the applicant had been named in a past disciplinary action. The advocacy team worked to assure the language would be permissive only and that the board would have leeway to approve a qualifier should an applicant, for example, simply have received a letter of guidance or been involved in a previously resolved issue.

Legislative Day Success

KIM HEADLAND, AIA, AIA FLORIDA VICE PRESIDENT, ADVOCACY CHAIR



As the 2016 AIA Florida vice president chairing the Advocacy Committee, I would like to give my sincere thanks to the many individuals who came together to make this year’s legislative efforts a success. Our committee got to work at a fast and furious pace, beginning with Legislative Day on January 26. We were able to hit the ground running thanks to the hard work of last year’s committee, chaired by Greg Burke, AIA, and the flawless efforts of Vicki Long, CAE, Hon. AIA, and AIA Florida staff. Vicki made certain we didn’t miss a beat, ensuring several key wins for architects around the state.

Much gratitude to the AIA Florida Board, AIA Florida members and Citizen Architects who went to Tallahassee in January to speak

with legislators on behalf of the profession. These efforts are critical to our organization’s success, personalizing the message and making important local connections with state legislators.

As always, legislators look forward to receiving the AIA Florida “blueprint,” which artfully highlights our main issues for the legislative session. A very special thanks to Amanda Rosenfield, Assoc. AIA, who designed this year’s “blueprint,” beautifully depicting significant architecture from around Florida. Amanda even signed copies for a few lucky legislators and members!

Being relatively new to the inner workings of the AIA Florida Advocacy Committee, I truly appreciate the hard work and dedication of this year’s committee members: Brad Schiffer, AIA (CSTAC chair); Jim Anstis, FAIA; Donald Gray, Assoc. AIA; Pat Hoy, AIA; Steve Jernigan, FAIA; Michael Lingerfelt, FAIA; Rick Logan, AIA; Larry Maxwell, AIA; Joyce Owens, AIA; Steve Panzarino, AIA; Ignacio Reyes, AIA; Alex Silva, AIA; and Kelly Wieczorek, AIA. These 2016 Advocacy Committee members have already spent countless hours sharing their valuable time and expertise reviewing proposed rule changes, bill amendments and longstanding policy — often on very short notice as hot issues arose!

We are also very grateful for J. Michael Huey, Hon. AIA, and his Gray Robinson staff: Todd Steibly, Jessica Love and D. Ty Jackson. Mike and his team have been dedicated to AIA Florida and our advocacy efforts for more than 40 years, working tirelessly behind the scenes providing year-round legislative guidance and lobbying efforts on our profession’s behalf.

Finally, a sincere thank you to our bill sponsors and the associated industries who worked with us closely on several important issues this year:

- Rep. Steube (R-Sarasota), Sen. Evers (R-Milton): 3P bills
- Rep. Eagle (R-Cape Coral), Sen. Hutson (R-Palm Coast): Building Code bill
- Rep. Perry (R-Gainesville), Sen. Stargel (R-Lakeland): statute of repose
- House Government Operations Subcommittee/Sen. Simpson (R-New Port Richey): predatory lawsuits
- Florida Engineering Society, Associated Builders and Contractors of Florida

Looking forward to many more regulatory successes in the remainder of the year to come!

Sincerely,
Kim Headland, AIA
AIA Florida Vice President, Advocacy Chair

Originally the bill included terms like “bidder” and even attempted to hold a licensed qualifying agent for a business organization jointly and severally liable with the business organization for any damages resulting from the action of the business organization. AIA Florida issues were worked on throughout session and during numerous meetings. Unfortunately for DBPR, the bill became a “train” of other issues in the waning hours of session. Amendments even vaguely related to the bill were being added from greyhound racing to homeowners associations and liens. The time consuming amendatory process couldn’t beat the tic-toc of the legislative timeclock, so the bill died on the final day of session. Members should be aware that all proposals must be tracked and massaged to get the best result for our licensees. A tremendous amount of time and energy was spent on this bill only to see it sink under its own weight as time simply ran out.

Another good bill that didn’t make final approval was a clarification to the statute of repose. As members will recall, the 10-year statute of repose begins to run from “the date of actual possession by the owner, the date of the issuance of a certificate of occupancy, the date of abandonment of

construction if not completed, or the date of completion or termination of the contract between the professional engineer, registered architect, or licensed contractor and his or her employer, whichever date is latest.” FS 95.11(3)(c). Unfortunately, the Fifth District Court of Appeals in the case of *Cypress Fairway Condo v. Bergeron Construction Company* determined the completion of contract means completion of obligation to pay. As a result, it could be interpreted that refusal to make final payment could extend both the statute of limitations and the statute of repose indefinitely, or even infinitely, to allow time for owners to file suit for latent construction defects.

In response, HB 297 by Rep. Keith Perry (R-Gainesville) and SB 316 by Sen. Kelli Stargel (R-Lakeland) clarified what the term “completion of the contract” meant, defining it as the last day during which the professional engineer, registered architect or licensed contractor furnishes labor, services or materials, excluding labor and services relating to the correction of previously performed work. The bill sailed through the House but never saw the light of day in the Senate. This legislation will remain a priority for AIA Florida in 2017.

Another limitation of liability issue has been an ongoing bone of contention AIA Florida has wrestled with for over a decade. Since the hurricanes of 2004 and 2005, Florida architects have prepared themselves to be the “go to” cadre of volunteers for post-disaster safety assessments. With Michael Lingerfelt, FAIA, in the lead, more than 500 Florida/Caribbean architects and engineers have been trained on the California Safety Assessment Program and have earned its SAP certification. However, while imminently qualified, our licensees have virtually no indemnity from liability in Florida to conduct these reviews.

The advocacy team attempted to amend “Good Samaritan” bills that were moving through the process this year to include immunity for these volunteers. However, legislative leadership asked that we start fresh in 2017 as a standalone issue.

By chance, Floridians have not been hit by a major storm in years. However, if meteorologists’ prognostications prove correct, our luck might be changing this summer. Let’s hope this time “the weather man gets it wrong,” and we have another disaster-free year. ■



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Spotlight

Emerging Professionals

Why All the Changes?

LINAEA FLODEN, ASSOC. AIA, LEED AP BD+C, AIA FLORIDA ASSOCIATE DIRECTOR



It's easy to get confused about all the changes going on with NCARB, the Intern Development Program (IDP), the Architect Registry Exam (ARE) and pre-licensure requirements. Here is an overview of the changes and how they might affect you or the associates in your office.

Intern Titling

Driven by NCARB's "Future Title Task Force," the titling debate centers on an attempt to determine what designers who practice architecture, but are not licensed, should be called. There are different categories of non-professional designers including those with years of practical experience, those with degrees and those just starting out with neither education nor experience. There are also those working toward licensure and those who never care to be licensed. Grouping all of these categories under the title "intern" is neither efficient nor appropriate, and surveys have revealed a lack of consensus on the subject. While NCARB did not determine that unlicensed designers should NOT be called interns, they did decline to impose a title of any kind on those pursuing licensure regardless of

where they are in the process. Recognizing the importance of its role in facilitating the licensure requirements, NCARB took a neutral approach by deciding to remove the word "intern" from all its media and programs. In this way, unlicensed designers are free to assume any title they deem appropriate with the exception, of course, of Architect.

IDP Overhaul

With the term "intern" removed from all NCARB materials, the Intern Development Program required revision. NCARB's Intern Architect Licensing Advisors were surveyed as to what they thought was an appropriate title for the program. The new name is pending, but scheduled to be called the Architectural Experience Program (AXP).

Renaming the program helps usher in updates to the experience requirement. Through a rigorous process involving task forces and special committees comprised of volunteers and professionals representing a broad spectrum of the architectural community, the current IDP was assessed to ensure that its

requirements are still relevant for ensuring quality in the pre-licensure experience. NCARB's IDP Advisory Committee reviewed the current program and suggested revisions that could be made immediately to maintain relevancy and remove any unnecessary hindrances.

With the goal of streamlining the program to more closely model the way architecture is currently practiced, the results of all this research and review will be announced in June 2016. The new AXP boasts six categories including Practice Management, Project Management, Programming and Analysis, Project Planning and Design, Project Development and Documentation, and Construction and Evaluation. Each category is a "bucket" of experience hours participants can earn. Quality of work, type of experience and the tasks that compose each category are identical to those that currently apply. However, the categories in which they are allocated no longer need to be specified. This reflects the changes BIM has made on the licensure process in the areas of project development, exposure to construction methods and technologies, and project delivery, making the quality of

THE UNDERLYING THEME IN ALL THESE UPDATES, REVISIONS AND STREAMLINED INITIATIVES IS CONSISTENT WITH REMOVING THE BARRIERS TO OBTAINING LICENSURE.

experience earned in each hour greater than it was previously. For this reason, the requirements for hours have been reduced from 5600 to 3740 and the requirement for earning elective hours has been dropped while the core hour requirement remains the same. This change reflects the understanding that many of the elective hours unnecessarily extended the timeline for pursuing licensure.

ARE 5.0

In tandem with streamlining the AXP, the latest updates to the Architect Registry Exam demonstrate the same interest in creating an examination that more closely aligns with architectural practice. The new ARE is streamlined into the same six categories as the AXP, mixing the required content and knowledge in each phase of project delivery. One of the biggest changes, however, is the omission of the vignette components. Vignettes, understood as the computer-aided drawing portion of the exam, is notorious for its antiquated technology and gross limitations in ease of use. Frequently, success in this portion of the exam is reflected in one's familiarity with navigating the software.

In its place, NCARB is utilizing "Drag and Drop" technology and "Hot Spots"

that are more interactive than vignettes. Participants will be given the option of which components to "drag" into place, demonstrating an understanding of appropriate design, placement and coordination of materials and systems. "Hot Spots" requires placing the cursor at the location of a particular component, thus demonstrating an understanding of the identity and use of materials and systems.

Additionally, NCARB will utilize case studies in which participants will be required to research a particular design problem or scenario from the material provided. Candidates must demonstrate the ability to retrieve and interpret the appropriate design, code and accessibility requirements and engage with other project parameters.

For the first time, NCARB is partnering with the producers of the exam study material to ensure the new 5.0 version of the common study guide is more cohesive with the testing style. For those currently sitting for the exam and considering transferring to the newer version, the 5.0 Credit Model and ARE Calculator tools available from NCARB.org can help develop a strategy for testing in which candidates could take only five tests to complete the full exam. By taking the

Programming Planning and Practice exam and the Construction Documents exam in 4.0 and then transitioning to 5.0 for the remaining three exams, candidates can satisfy all the content requirements for the full ARE in five sittings instead of six. NCARB has also reduced the cost of the full exam. From the date that 5.0 becomes available until July of 2018, the cost of the exam will remain the same as it is now. When the cost per test increases to \$235 in 2018, the total cost of the ARE is still less than it is currently.

The underlying theme in all these updates, revisions and streamlined initiatives is consistent with removing the barriers to obtaining licensure. For more information about the changes, plus guidelines and helpful tools, go to NCARB.org or contact your Architect Licensing Advisor. ■

Linea Floden, Assoc. AIA, LEED AP BD+C, is a graduate of the University of South Florida. She is currently project coordinator for Gresham, Smith and Partners in Tampa. As an AIA Florida associate director, she represents the interests and concerns of Emerging Professionals on the Board of Directors and provides insight into the Membership and Professional Development Committees. She also serves as an NCARB architect licensing advisor.



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Ballantrae Court | West Palm Beach County, Florida

KZ Architects, Bay Harbor Islands, Florida



All photos by Robin Hill

The rear façade is open and transparent with extensive window wall. The rear view is defined by the extruded pavilions that thrust into the landscape. Overhangs are generous, and outdoor spaces, terraces, porches and balconies seamlessly integrate indoors and outdoors.



On the ground level, the house consists of a large open living space that integrates living, den, kitchen and dining functions with all possible extension to the covered outdoor spaces. Materials and finishes weave in and out of the house and include metal and stone-clad walls and tongue-in-groove ceilings. The sculptural stair is articulated as individual wood blocks separated by stainless steel reveals.

With the goal of designing an 8,350-square-foot home to be built on a limited and restricted site, the architect's strategy was to deconstruct the total volume of the residence into pavilions that would generate a dialogue between the built form and the landscape. This design strategy also created intimate connections between the golf course it abuts and the living spaces. Developed as a seasonal home, the program specified ample guest accommodations for extended family and friends.

The project aesthetic developed in response to the client's desire for a modern house and the community's requirement for a minimum 6/12 roof slope. The design team applied for, and was successful in getting, a variance that allowed for adjusting the slope to a 3/12 ratio for sections of the roof.

The main volume of the house is capped with a gable roof built at the required slope

and four lower-sloped shed roof legs that help define the house and frame the outdoor spaces by creating front and rear courtyards. In the front, these elements materialize as an inviting entry porch on one side, and they help to transform what would otherwise be a massive three-car garage on the other. In the rear, the volumes thrust into the golf course, emphasizing the desired interaction between the architecture and the landscape.

The residence strives to be respectful of its context while promoting a Florida lifestyle. The materials palette reflects the area's vernacular building traditions and includes zinc for the roof and "C" structures, natural coral keystone for walls, and wood for ceilings and decks. All the planes and volumes clad in these three materials weave in and out of the structure constantly reinforcing the architect's design. ■

THE RESIDENCE
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The front elevation is introverted with the two side pavilions designed to focus the visitor toward the entry. The large bay window is clad in metal frame, and it highlights the double-height gallery containing the stair. Louvers provide privacy from the street and modulate the sunlight.



The rear courtyard provides ample outdoor living space, and the projecting pavilions that flank the courtyard and pool provide privacy for the owners.



Detail of sculptural stair.



The rear façade at dusk.



Detail of sculptural stair.

Superior Court of California Kings County Courthouse New Hanford, California DLR Group, Orlando, Florida

All photos by Chip Allen Photography, courtesy of DLR Group





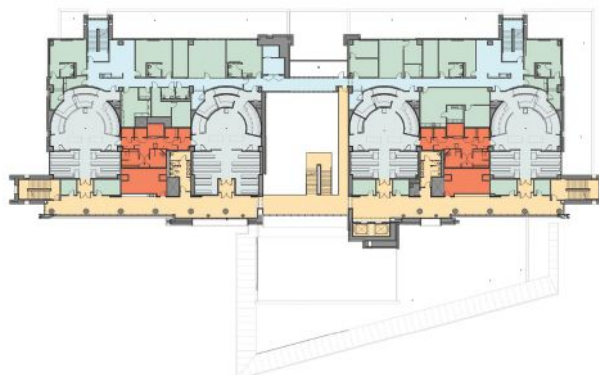
Stepping down to the jury assembly pavilion, the building's massing transitions to a pedestrian-friendly scale at the street's edge.



A central atrium allows for all courtrooms to borrow daylight as if they were located on the exterior envelope. A key feature is the large art wall that references the agricultural heritage of the region.



First floor plan



Second floor plan

Traditional design solutions and the need for security can produce court buildings that are static and lack design opportunities for openness, ease of access and transparency. The goal of this design solution was to enhance the notion of openness and allow the connections to the outside flourish within this traditionally closed archetype.

With security issues at the forefront, this 160,000-plus-square-foot courthouse in California's San Joaquin Valley seeks to create transparency and openness through its central organizing device — the atrium. While spatially connecting all parts of the building, the atrium frees the courtroom modules from the typical constraints of interior rooms and places every courtroom on a pseudo-exterior wall, inviting daylight into all courtrooms. A grand stair below the skylight transforms commuting into an enhanced experience.

The four-story building emerges from a constructed landscape where organic site elements are paired with terraced

hardscapes and sloped walks that recall the receding edge of Tulare Lake. The design is also contextually responsive in its use of sustainable technologies. Keeping 100 percent rain and runoff on site was a major factor of the landscape design. This provided opportunities to mix bioswales with the site, parking and overall entry procession. Located in a warm climate, the design intelligently incorporates an ice storage system to reduce peak energy loads for the building and power plants. In order to increase energy efficiency, while maintaining natural daylight in the building, the design also incorporates some of the latest high-performance low-e coatings, as well as LED light fixtures throughout. Shading devices and canopies on the south-facing facades also provide energy savings.

The building is currently awaiting LEED® Silver certification. ■



The facility provides 12 courtrooms for civil, criminal and juvenile/family courts.



Site plan

Centro Médico Correccional Bayamón, Puerto Rico

Urbahn Architects, New York, in association
with DS+C Architecture + Engineering,
San Juan, Puerto Rico

Sited in a regional prison in Bayamón, Puerto Rico, this 139,000 square-foot, 200-bed structure serves all inmates of the island's 44 correctional facilities. Creating a medical center capable of striking a balance between healthcare and correctional functions was the challenge.

In prison healthcare facilities, security concerns and medical best practices tend to be at odds, so careful creativity and collaboration were a necessity. For example, healthcare providers and prison officers must be able to see the patient at all times, but from a secure environment. However, correctional officers are not allowed to see the medical records of any inmate. In response, nurse stations and officer stations were designed in a similar manner but in separate locations to maintain privacy.

In addition to solutions needed for proper layout planning and equipment choices, Puerto Rican building practices and methods needed to be integrated into the design. Considering import costs, Puerto Rican construction uses minimal amounts of structural steel. Additionally, masonry-partition design uses a stack bond method rather than the running bond pattern used on the mainland.

The Centro Médico Correccional (CMC) is a stucco-clad, three-story concrete building that fits within the island's design aesthetic. The site includes a hardened perimeter, extensive electronic monitoring and locking, and sally ports for both vehicles and individuals at building entrances.

The Structure

The reinforced-concrete structure uses local construction methods without using structural steel frame components. For the security wall, the design team specified stucco on the outside, with vertical reinforcing bars through cores of masonry block embedded in the ceilings and floors.

Situated in the Bayamón River basin, the foundation system incorporates 850 70-foot-deep cast-in-place concrete piles. A concrete-framed ground slab is supported on pile caps. Both the bearing stair tower walls and exterior walls are cast-in-place concrete. The floors are flat plate concrete design without metal decking (again, due to the need to eliminate costly imported components). All windows are secure with



The nursing and security stations are located at the corners of V-shaped corridors so that both medical and security personnel can observe all patients at all times.



One of the design teams' goals was to create a humane environment, inside and out, for the community's chronically underserved population. That goal was accomplished by creating an exciting, uplifting facility.



IN PRISON HEALTHCARE FACILITIES, SECURITY CONCERNS AND MEDICAL BEST PRACTICES TEND TO BE AT ODDS, SO CAREFUL CREATIVITY AND COLLABORATION WERE A NECESSITY.



Ground floor plan



The third floor's central outdoor recreation area for inmates is located between housing units and features Tremco waterproof athletic surfacing on top of concrete floor.

steel security bars, and the building is fully air-conditioned. Larger-sized windows were used on the first floor in the outpatient clinic. The infirmaries have smaller windows, and in the highest security area on the third floor, the windows are narrow. The modified-bitumen roof is hurricane-resistant.

“We had to coordinate all of the systems — security, mechanical, electrical, fire protection, everything — to integrate it all properly,” says Martin Davila, AIA, DS+C principal, when describing the client’s imperative. “It required a great deal of synchronization among the team members.”

The Interior

The ground floor contains intake and holding areas, medical triage, urgent care, outpatient exam areas and a physical therapy suite. In addition, the floor houses a full range of diagnostic and treatment departments including pharmacy, dental, imaging and optometry/ophthalmology. The imaging center contains sonogram, X-ray and CAT scan equipment. In the center of the floorplan is the inmate intake/discharge unit with holding cells for patients awaiting or leaving medical care.

Both the second and third floors are laid out in such a way that the floorplate is divided in half and each half has two housing units for 25 patients each. In this way, nurses are not overwhelmed and can adequately care for their charges.

The nursing stations are located at the corner of a V-shaped corridor, so the nurses can observe all patients at all times from inside the station. In addition, they can retreat back into the nurse’s station and lock the doors in case of an emergency, and even retreat further into secure storage rooms, should the necessity arise. Furthermore, stations are internally connected to the secure central stairway, which provides a means of emergency evacuation for medical staff and access for security officers.

The project has received the Distinction Team Award from the 2015 Healthcare Facilities Symposium & Expo for contributions to the healthcare design industry. Urbahan Architects served as lead design architect in collaboration with Puerto Rico’s DS+C Architects + Engineers. ■

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The retro-themed Cabana Bay Beach Resort opened in 2014 with 1,800 rooms and is set to expand to 2,200 guest rooms by 2017.

Cabana Bay Beach Resort at Universal Orlando Orlando, Florida

Design Architect: Shulman + Associates,
Miami, Florida. Architect of Record: Lindsay Pope
Brayfield Clifford & Associates, Lawrenceville, Georgia

Cabana Bay Beach Resort at Universal Orlando consists of 1,800 rooms spread out over more than a million square feet of Central Florida landscape, with an expansion that includes 400 rooms set to open in 2017. The 10 buildings comprising the project occupy the 40-acre site, making it Universal's largest family-style resort.

The parti evolved from the concept of the cabana colony prevalent in the U.S. in the 1950s and 1960s. The cabana was versatile in Florida: a feature at modest swimming holes or as tiny changing areas along the coast, as well as a private option for guests at upscale oceanfront resorts. Cabana colonies were also a predecessor to the roadside hotel.

Cabana Bay was built in two phases. Phase I consisted of the guestroom buildings framing the massive pool areas and Phase II, the lobby building. Phase I was organized as a series of concentric layers alternating function and entertainment. Punctuated by a multi-tiered diving platform, the poolside becomes the central zone from which all activity for the resort is generated. This area was named the Toy Box, as it suggests both fun and function. Various whimsical garden structures act as service pavilions, and picnic and game areas are located throughout this zone. These indoor-outdoor spaces allow guests a chance to revert to more playful identities — bathing suit existence. Creating a room around the Toy Box, guestrooms are located in long narrow buildings punctuated by feature circulation nodes. These structures are more rational, defined by a modest and functional menu of modernist design elements and architectural details. These include cantilevered slabs (catwalks) and punctured roof projections, pylon stair towers, mesh balcony railings, captured gardens and prominent signage characteristic of many postwar resort hotels.



The entry court is connected to the double-height concourse by a curvilinear arrival building that is screened with perforated metal panels.



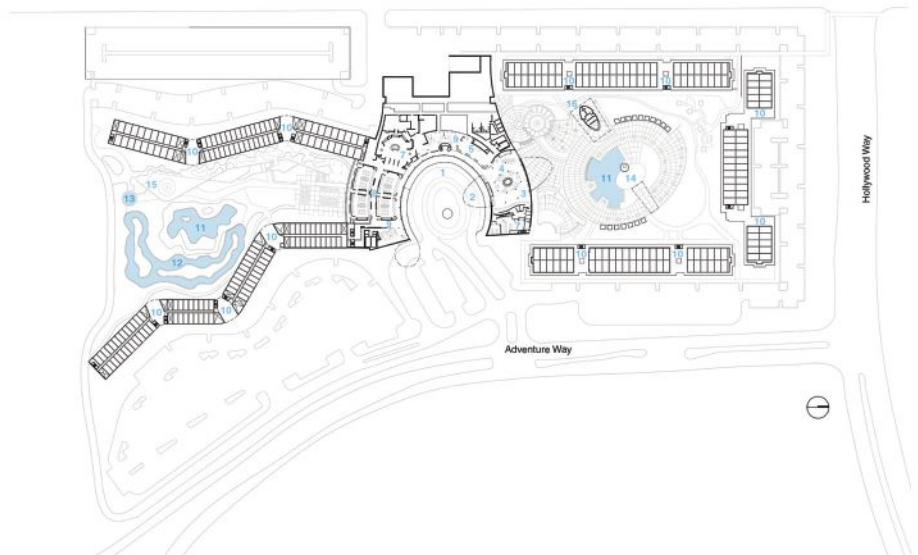
With its 10 buildings, the resort is more like a campus than a hotel and includes seven-story guestroom wings, swimming pools, water follies, a bowling alley and a 650-seat dining hall.



The pool space is animated with sunning decks, concrete-shaded picnic benches and a water slide that delivers swimmers under a sculptural precast concrete diving tower.

Phase II involved creating a clearly defined entry to the complex. At the entrance to Cabana Bay, a sweeping motor court, landscaped minimally for maximum effect, draws guests into the Phase II lobby building with its sculptural façade. This dramatic entrance belies the playful environment inside.

The resort complex was the result of an intensive design process undertaken by the project team, which included Universal Creative, design architect Shulman + Associates, architect-of-record Lindsay Pope Brayfield Clifford & Associates of Lawrenceville, Georgia, and interior designer Daroff Design. Landscape design was provided by E Sciences. The hotel operator is Loews Hotels and Resorts. ■



Site plan

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On the Boards

2nd Street Bridge (Butterfly Bridge) Austin, Texas

Touchstone Architecture, Tallahassee, Florida
Completion Date: Summer 2016



This canted arch bridge over Shoal Creek serves as the centerpiece for a significant downtown revitalization project in the city of Austin. The bridge is two separate, but cohesive, parts consisting of both a vehicular and pedestrian bridge. The cable array creates clear delineation between pedestrian and vehicular traffic and allows pedestrians to have a sense of place within the bridge.

St. Cecilia Catholic Community Parish Hall Fort Myers, Florida

Architecture Joyce Owens LLC, Fort Myers, Florida
Completion Date: Fall 2017



In response to an existing sanctuary on the site that boasts a simple and unadorned style, this 9,500-square-foot parish hall possesses a lightness that allows onlookers to observe the activity inside and welcome them in.

On the Boards

Care Point | Tallahassee, Florida

BKJ, Inc. Architecture, Tallahassee, Florida
Expected Groundbreaking: April 2016

This 27,000-square-foot primary care clinic will provide a venue for a full range of services through the nonprofit organization Big Bend Cares while simultaneously revitalizing an entire city block in Tallahassee. The facility will house dental, mental health, case management, peer adherence and basic laboratory testing services, along with the primary care clinic and a pharmacy. The concept of a patient-centered medical home seeks to provide comprehensive services in a single place with the goal of improving community health.



Sanderling Beach Club House Siesta Key, Florida

Guy Peterson | Office for Architecture, Sarasota, Florida
Expected Completion: 2018

Located directly south of the acclaimed beach cabanas designed by Paul Rudolph in the early 1950s, this house takes advantage of its 200-foot-wide waterfront site on Siesta Key. The four-bedroom home boasts views of the gulf from each room and all living space.



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