

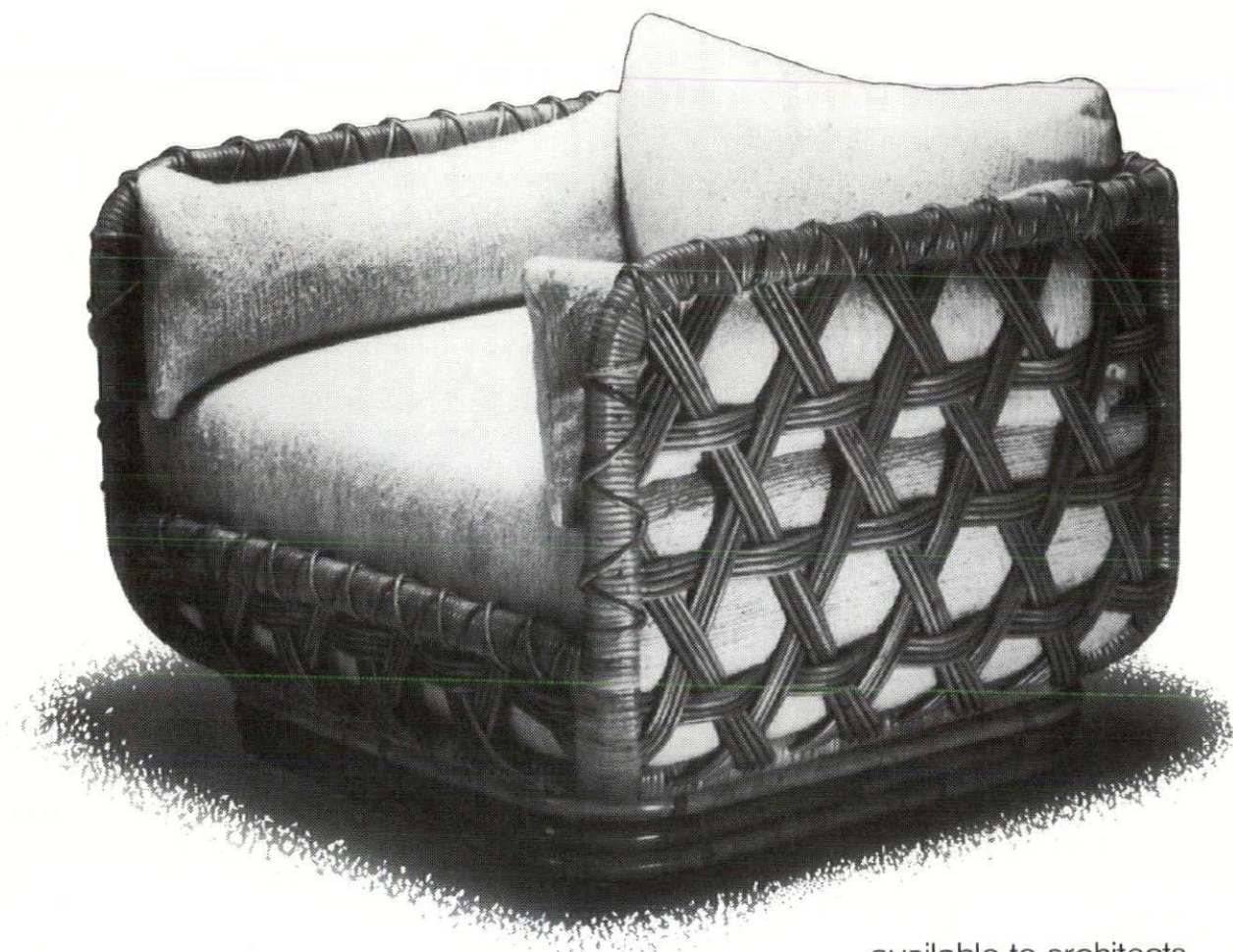
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HAWAII ARCHITECT

1/77



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Hawaii Architect:**Co-Editors:**

Wayson Chong

Ron Holecek

Graphic Design:

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Hawaii Society AIA
1192 Fort Street Mall
Honolulu, Hawaii 96813

Beverly McKeague,
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Phone (808) 538-7276

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McInerney Store-Waikiki
by Vladimir Ossipoff, FAIA

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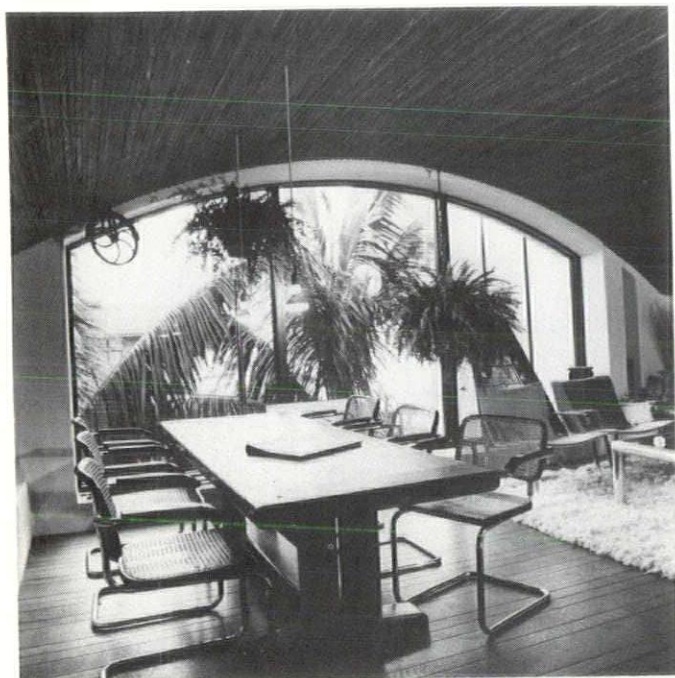
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1976 HS/AIA Honor Awards

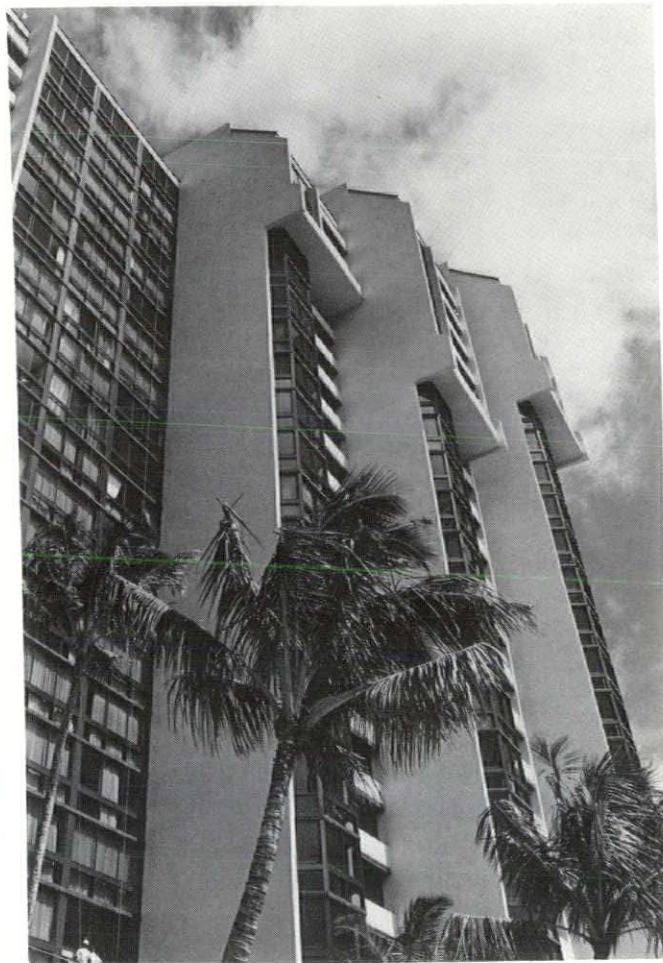
Honor Awards



Norman Lacayo, Lacayo office



Robert Fox, Devereux-Prange residence



David Stringer, Mauna Luan condominium

Selected from 41 entries, the awards were granted to 15 buildings. Three were presented with Honor Awards. The jury consisted of William Merrill, FAIA; Thomas Wells, AIA; Edward Williams, FASLA; and Bruce Hopper. Subsequent issues will focus on individual award winners.

Merit Awards



Norman Lacayo, Lacayo residence addition



Vladimir Ossipoff & Associates, Inc.; Sam Chang, Architects & Associates, Inc.; Honolulu International Airport



Gilman Hu, Jun Kon Goldsmith



James Pearson, The Energy House

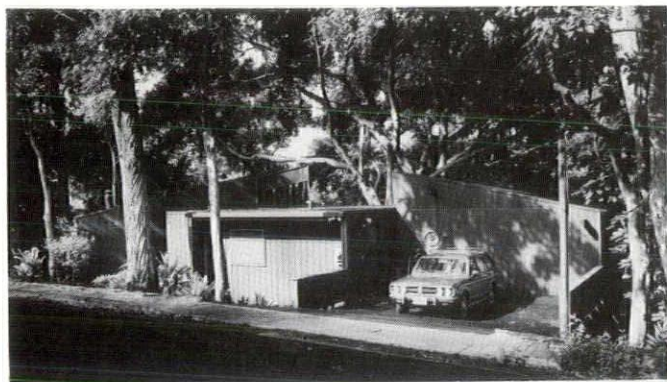


Ed Sullam, Sasaki residence

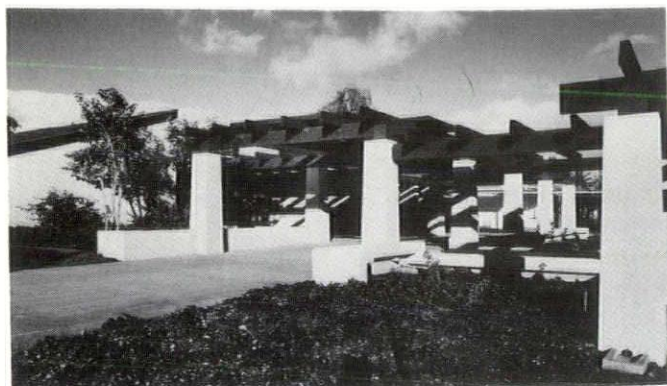
1976 HS/AIA Honor Awards

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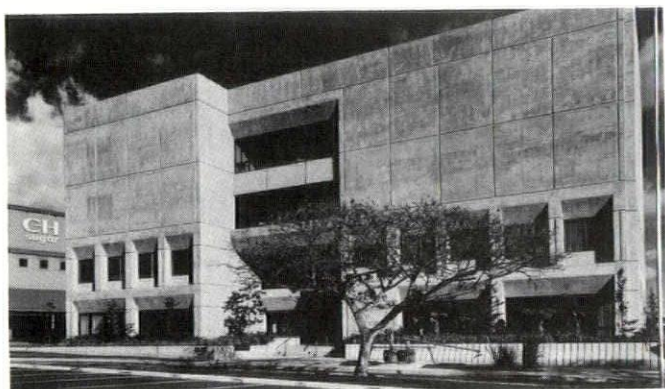
Exhibit Awards



Wayson Chong, Brandon residence



Anderson & Sanborn, Kahala School Administration Building; Sanborn, Cutting Associates, Kahala Library

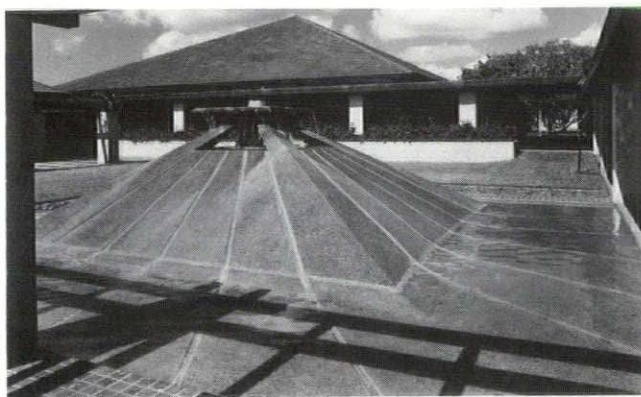


Sanborn, Cutting Associates, HSPA offices and labs

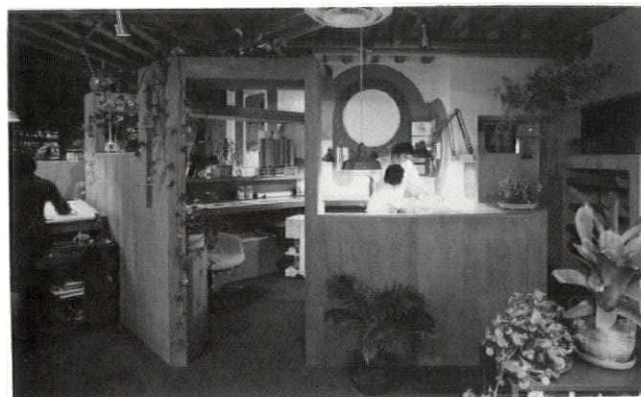
No photo available: Ossipoff, Snyder, Rowland & Goetz, residence



Media Five, Queen Street Building



Charles Chamberland, Lester McCoy Pavilion

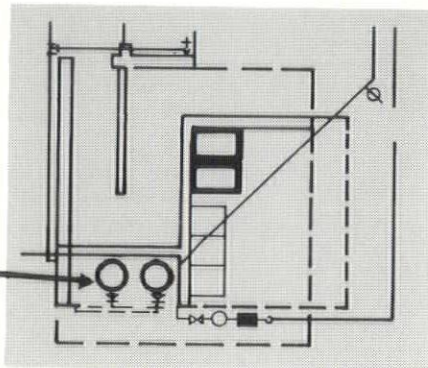


Media Five, Media Five office interior

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They're also Energy Savers. Of course, the project that uses gas uses less of Hawaii's primary energy source, oil, than one that is

"all-electric." But our Engineering Advisory Team can do even more — suggesting ways to get maximum energy efficiency, from equipment selection to appliance installations. A single phone call can bring this free service to anyone in the building industry — 548-4236 or 548-2113.

Two of The Gas Company's Energy Savers: Charlie Bazell and Ed Inouye, engineering advisors.



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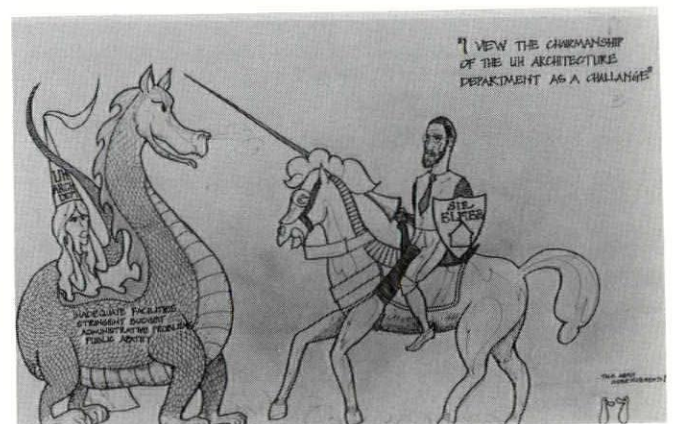
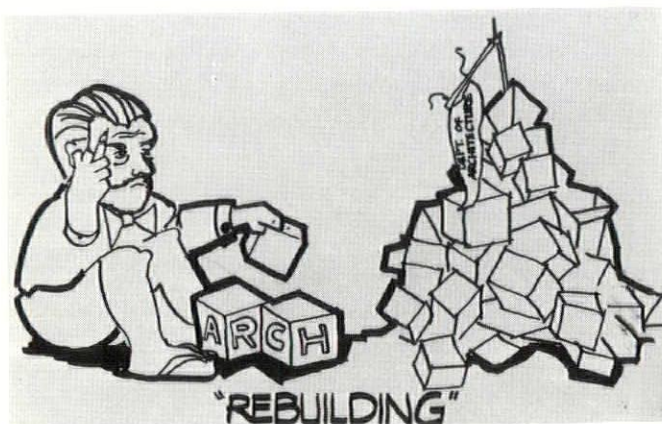
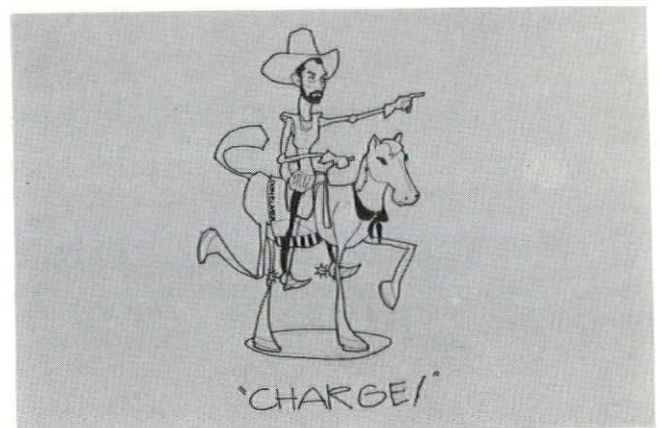
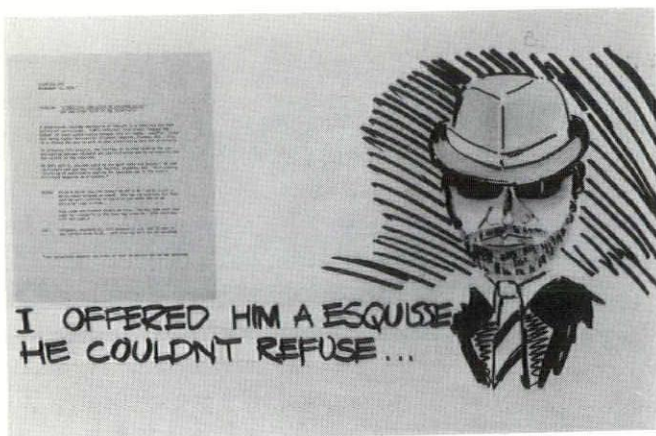
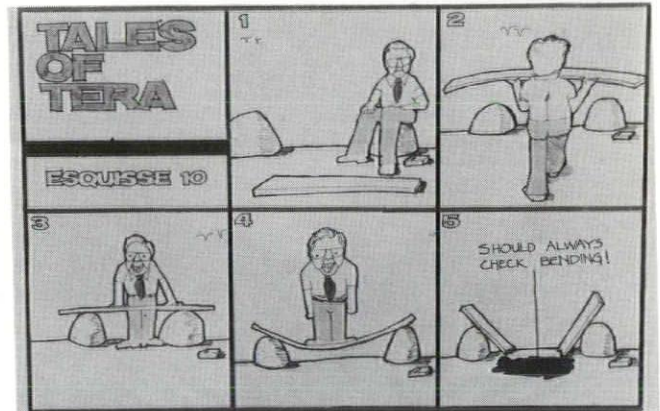
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U.H. Esquisse Number Ten

Students at the Department of Architecture, University of Hawaii

Esquisse Number Ten dealt with a political caricature of Chairman Botsai or any other facet of the architecture department.



New Officers

The scene was the Hemmeter Center Banquet Hall. Attire was formal on that evening of December 1, but the installation banquet itself was a relaxed and simple affair attended by 56 persons. Outgoing President Ed Aotani passed the gavel to Donald Goo in ceremonies which recognized and applauded the dedication of all our officers for 1975.

Sid Snyder was the master of ceremonies and Jerry Allison introduced the new officers for 1977.

Following the ceremonies George Whisenand gave a brief rundown on the processes which culminated in the Hyatt Regency complex. The group was then formally introduced to the Hyatt Regency by three guides in an open-ended tour.

To the new officers: It's too late to back out now. Good luck for 1977.



Behind the scenes: Bev



Sandi



Presenter Jerry Allison with Paul Osumi



M. C. Sid Snyder



Left to right: Fred White, D. Goo, A. Holl, D. Cobeen, J. Young, P. Osumi, A. Kohara, C. Saake

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An Economic Impact Statement for '77

by ROBERT F. ELLIS

The title of my talk, "An Economic Impact Statement for '77," is based on a rising understanding among those who observe the political and governmental scenes that there has been and is something definitely lacking in the present methods of acting on proposed legislation and rules and regulations.

Consider, for example, the runaway federal budget. That budget for the fiscal year which began October 1, 1976 establishes a spending limit of \$413.1 billion, yet this was the first time that the federal budget was subjected to overall Congressional review and restraint. For this we can thank the Congressional Budget and Impoundment Control Act of 1974. Heretofore, federal appropriations, including those for major new programs and long-range commitments for billions of dollars, were acted upon by Congress without regard to their effect on overall federal expenditures and deficits.

What does this mean to us here in Hawaii?

Well, the time has come, we feel, that something similar to this must be incorporated in Hawaii's legislative procedures. We face the same problem—a collision course with bankruptcy. Our local concern, however, must go beyond the piecemeal adoption of operating and capital improvement budgets.

As architects, you are familiar with the growing use of environmental impact statements as a means for assessing the environmental effects of proposed projects. Although the federal

Environmental Protection Act includes language which clearly calls for economic as well as environmental considerations, this balanced approach has too often been ignored. Economics has been playing second fiddle to environment.

Pollution is a buzz word in everybody's vocabulary but the zeal of crusading environmentalists has sometimes carried them out of bounds. Some states are now experimenting with a counterpart to the Environmental Impact Statement and are employing **Economic Impact Statements**. They do this during consideration of new legislation or the adoption of rules and regulations by state agencies.

For example: the Florida State Legislature amended its statutes at the beginning of this year to require each house of its legislature to consider the economic impact that each piece of legislation shall have on the public and upon the agencies of government assigned to enforce such legislation. They also require each agency to estimate the economic impact of proposed rules.

Here is what the Florida statute requires in economic impact statements:

1—A description of the action proposed, the purpose for taking action, the legal authority for the action, and the plan for implementing such action.

2—A determination of the least-cost method for achieving the stated purpose.

3—A comparison of the cost-benefit relation of the action or

nonaction.

4—A determination whether the action represents the most efficient allocation of public and private resources.

5—A determination of the effect of the action on competition.

6—A conclusion as to the economic impact of the proposed action on preserving an open market for employment.

7—A conclusion as to the economic impact upon all persons directly affected by the action. This includes an analysis containing a description which persons will bear the costs of the action and which persons benefit directly and indirectly from the action.

Henceforth, it should be difficult to ignore economic realities in Florida.

Economic Impact Statements are also required in the state of Pennsylvania, but only insofar as they establish environmental standards or controls.

I would like to see Hawaii adopt the broader application employed in Florida. Most every government action involves some economic trade-offs while only a few will have direct effect on the physical environment.

The cost/benefit ratio should be a consideration in every government action just as it must be an element in every personal and corporate decision. Our Chamber members at the recent government affairs convention adopted a policy calling for the mandatory attachment of fiscal notes or "price tags" on measures requiring appropriations.

I am sure that each of you in your experience can think of some standard, rule, or regulation that is costing you or your client unjustifiably. Let's look at the latest costly item: the State Department of Health Regulation covering intermediate health care facilities. When it was adopted in 1970, it was contained in two typewritten pages. This year, the department has proposed amendments to that regulation which are contained in 65 pages. Within these 65 pages, you may be sure great care has been given to **every** aspect of the planning, building, and operation of intermediate health care facilities—every aspect that is, except one—no consideration has been given to the cost of complying with the regulation and the economic effect on the community and those to be served.

The number of toilets and the minimum size of shower rooms are specified: an inventory of required equipment is provided along with a textbook on architectural barriers and included are many duplicating and contradictory sections on adequate fire protection and building code requirements. But nowhere is there any assessment of how the addition of these 65 pages will affect the skyrocketing costs of medical care not only to those who need it but to the taxpayer who ultimately pays for it.

Perhaps this is a good place to insert a gentle reminder that even such seemingly remote government actions as Depart-

ment of Health Regulations can significantly affect the market for your services.

Now to get a little closer to your home where you and your clients live—to those matters which affect community development and the dollar volume of construction. Recently there has been a trend towards ever increasing government control over the use of land.

A Chamber sponsored forum which explored this subject in September 1975 identified the basic problem as the absence of a clearly defined public consensus on community goals and objectives. In the absence of such a consensus, both public and private planners and decision-makers must act without validated guidance. Compromises and trade-offs among the various public and private interests are made arbitrarily, or worse, are not made.

Government has fragmented controls among numerous specialized agencies which represent layers and levels of decision-making. Frequently these units operate independently. They employ self-developed criteria and proceed as though their actions were unrelated to other units of government. From the developers' standpoint, this results in costly delays in obtaining project approvals and requires submission of similar information to multiple units of government.

From the regulators' standpoint, there is built-in reluctance to render a decision because of

their exposure to political and emotional pressures. For the citizen, confusion, frustration and, or course, the resulting higher taxes and prices.

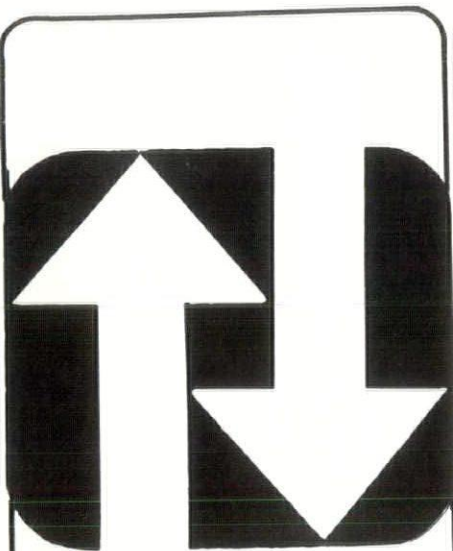
If Hawaii is to more intelligently use its land and water resources, the public and our representatives in the Legislature must become aware that the present multilayered, piecemeal regulatory system is illogical, costly, ineffective, and undirected. The development of a public and legislative consensus and the technical problems of simplifying the regulatory system will not be easy.

Major changes cannot be expected in the near future. And why? Because several of the principal elements—the State General Plan, the Coastal Zone Management program, the implementation of the Shoreline Control Act and Environmental Impact Statement requirements—are still not resolved.

Although the city's new General Plan is about to be adopted, we still have a long way to go in the development of a whole set of new development plans for Oahu.

There is action on the scene. The Department of Planning and Economic Development has been mandated to submit both a State Plan and a Coastal Zone Management plan to the 1977 session of the Legislature. The recommendations of a government reorganization commission will be available and the Legislature should be able to

Continued on Page 20



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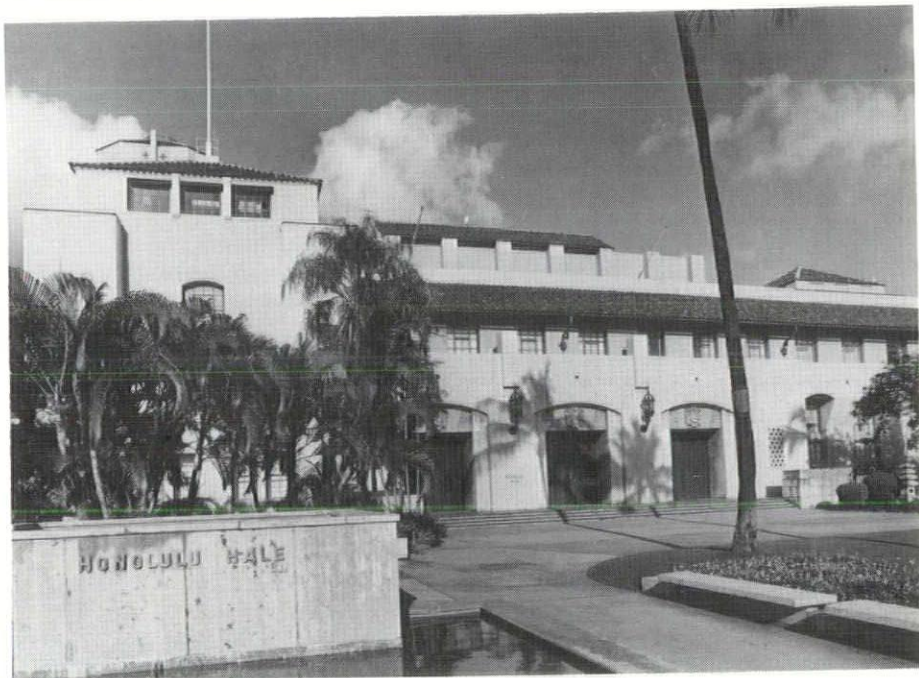
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1976 HS/AIA Honor Awards

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Historic Awards



Honolulu Hale, submitted by Mayor Frank F. Fasi

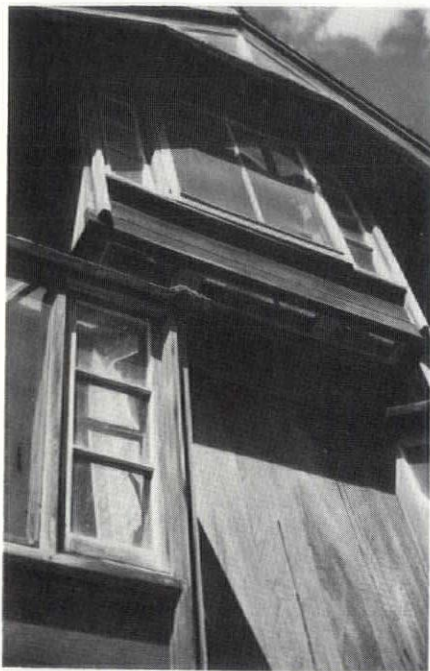


Alexander & Baldwin Building, submitted by R. K. Sasaki, vice president, A&B

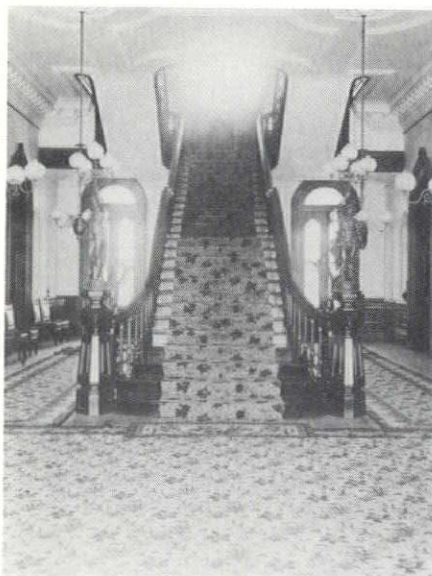
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Trade Publishing Co.**



**Iolani Palace, submitted
by Geoffrey Fairfax**



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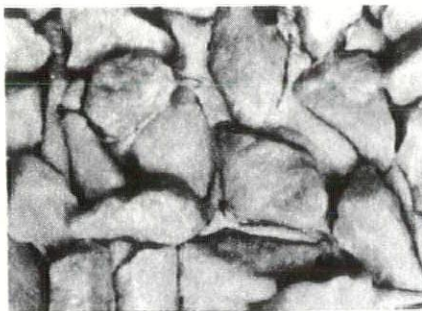
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A Message from The President

DONALD W. Y. GOO, AIA



The year 1976 marked the Golden Anniversary of the AIA in Hawaii. This was a period marked with technological as well as social changes. It ended with a burst of construction unprecedented in Hawaiian history.

Now, a new era has begun. The Hawaii Society is about to emerge with an attitude that public involvement of the entire profession is mandatory for our survival. The consumer and the owner require a third party to provide the pragmatic options that can achieve the balance between a strong economy and a better environment. Each architect must step forward and become a spokesman who offers reason based on professional experience. We must bring light where there is heat.

The 1976 Executive Committee's Goals Investigation reported that the profession's primary interest was to resolve legislative issues that affect our profession. Achievement of these goals will also fulfill the goals of the community and the design and construction industry. The mandate is clear. The time for architects to speak out and to offer practical solutions is now.

The 1977 Excom will be assign-

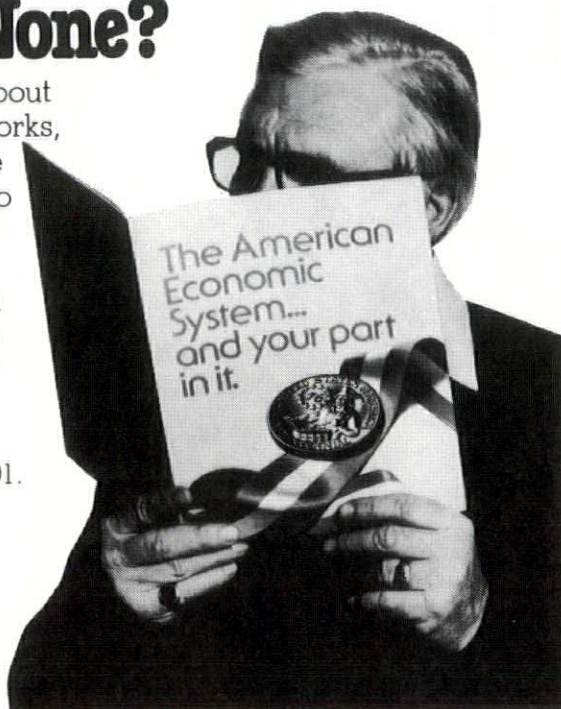
How much change does our American Economic System need: A lot? A little? None?

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**The American
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ing four or five officers and directors to the leadership and development of policies and actions that will clarify and streamline legislation. Alan Holl, as president-elect, will be organizing and developing policy positions or statements on major issues.

There are legislative activities in both the state and counties that will absorb the efforts of two directors— Art Kohara and Fred White. Programs will be developed to inform the profession of the issues.

The success of this legislative program depends on each architect's evaluation of the seriousness of the problem of effective legislation and its effect on our economy. The Excom is providing the framework. Every member is needed in this effort. Many have accepted assignments. Some members have volunteered. Volunteering is a sign of our concern and represents a strong professional commitment.

Kudos

The following resolution reflects the sense of the Hawaii Society, assembled in convention.

WHEREAS, The Journal of the Hawaii Society, American Institute of Architects has been ably edited by Robert M. Fox and James N. Reinhardt with graphics by Eric G. Engstrom, and

WHEREAS, these members of the Hawaii Society have contributed their interest, enthusi-

asm, and professional guidance, and

WHEREAS, the quality of graphics ably directed by Eric G. Engstrom has increased the attractiveness and readability of the journal, and notwithstanding the many hours of harried effort, converging deadlines, and listening to many reasons from contributors for not being able to accomplish assignments, now therefore,

BE IT RESOLVED THAT: the members of the Hawaii Society, American Institute of Architects in Convention, November 19, 1976 give their sincere appreciation to Bob Fox, Jim Reinhardt, and Eric Engstrom for their fine efforts over these many years towards making the journal a fine professional publication, and

BE IT RESOLVED THAT: The HS/AIA recognize this accomplishment by Fox, Reinhardt, and Engstrom and bestow upon them a copy of this resolution and this Certificate of Appreciation.

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Viewpoint: Interim Controls

by MICHAEL LEINEWEBER, AIA

A lot of ideas and opinions are being held forth on the subject of interim controls while the City and County of Honolulu makes the transition from the 1964 General Plan to a long overdue revised General Plan and the implementing documents for this new General Plan.

As part of the implementation process, the City Council has initiated a quartet of bills to repeal the General Plan and the Detailed Land Use Maps, to regulate issuance of Building Permits, and to regulate the rezoning of land pending the adoption of new development plans.

The bills as drafted are concise, succinct expressions of the intent of the Council, and were unanimously introduced by the Council members.

Public statements have described the bills, especially No. 123, as a "moratorium" and as ordinances that should be introduced only in times of "clear and present danger" to the community.

Let us examine some of the possibilities of these ordinances in their present form:

First, they most certainly are not antidevelopment or antideveloper bills. The appeal provisions are so broad, and allow so much self-determined "legislative discretion," that any developer could waltz an appeal through the process as described in the draft ordinance.

Second, there is a large class of actions to which the proposed ordinances do not apply.

Third, for those classes of action that the Council feels are of

major impact, a review by the Council for conformance is prescribed in the form of an appeal process. This is not an unreasonable exercise of policy responsibility by our elected representatives.

The problem that has been correctly perceived by some construction and development interests is that this appeal to the Council will add another cost—that of patronage—to their cost of business. Who can resist the requests or suggestions of Council members who have used or who may have occasion to use discretion in the granting, denying, expediting, or delaying of an appeal?

Here is a shifting and perhaps an increase in the political hand-outs that have primarily been required by various legislative, executive and administrative government branches, not to mention political parties. Now, lo and behold, the Council appears to be getting into the act, dispensing appeals from Building Permit controls.

So much for the political and financial facts of life.

Ask yourself some questions:

1—Should there be discretion in administration of development controls?

2—How should the transition from old to new planning documents be administered?

3—Should there be public hearings in the process?

4—Should the old planning documents be retained until the new ones are implemented, with no transition period?

5—Should there be limited moratoriums, on an area by area

basis, until each planning area documentation is revised?

6—Have you bothered to read any of the proposed ordinances?

In several communications to the City Council, our elected AIA representatives have reported the sense of the Hawaii Society, American Institute of Architects, with regard to these proposed bills. In addition, various construction industry groups have made known their feelings.

As a professional architect and as a citizen, it should be your responsibility to discuss your informed opinion with your peers, your clients, your Society, and your elected representatives.

ICED

The Interprofessional Commission on Environmental Design of Hawaii is a council of the presidents of six professional design and planning organizations in Hawaii. ICED meets monthly to discuss issues of mutual concern to the various design professions and to maintain good working relations among the different professional specializations.

Over the past several months, under the leadership of Frank Brandt, ASLA, ICED has organized task forces composed of representatives from each of the member organizations, to investigate common problems.

ICED will review the CILO package of legislative recommendations for streamlining government agency reviews required for most new projects today.

ASLA Notes

by JANET GILMAR, ASLA

Landscape architects are concerned with the planning and design of the outdoor environment, from small scale spaces, which are often closely associated with buildings, to the large scale landscape. With the growing number of landscape architects now working in Hawaii, the local chapter of the American Society of Landscape Architects is becoming increasingly able to contribute to community debate of current issues related to the physical environment.

It is hoped this increasing participation by landscape architects will help to increase, in at least a small way, local public awareness of the concerns the design professions have for their community.

In preparation for participation in issues relevant to us before the next session of the legislature, we are scheduling several legislators as speakers for our Thursday noon programs. Rep. Neil Abercrombie spoke on December 9, and other speakers will be announced.

We are preparing a chapter position on the expected Coastal Zone Management legislation and will take positions on other relevant legislative issues.

In addition to the current legislative issues, we are participating in the City Council's advisory committee reviewing an impact analysis for the proposed fixed-guideway rapid transit system for Honolulu.

Another aspect of this increasing involvement by landscape architects in public affairs is a new section of Hawaii Architect which will appear bimonthly.



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More Ellis

Continued from Page 13

eliminate conflicts and overlapping agency responsibilities when these proposals are reviewed.

There is, however, considerable doubt that the DPED will be able to complete development of the plans by 1977. Goals and policies of the State Plan are probably all that can be expected at that time.

Incidentally, the Chamber supports Hawaii's participation in the federal Coastal Zone Management program under two conditions, (1) that state and local autonomy be preserved, and (2) the program focus primarily on improving and streamlining the existing state and local land use control mechanisms.

We believe that the State of Hawaii and its counties have achieved better than average results and have been among the more innovative units of government in providing for land use controls. When failures have occurred, they have been due either to the multiplicity of such controls, weakness in their administration, overlapping of authority, or lack of coordinated efforts between the several responsible state and county agencies.

To this end we support a single permit system. We advocate time limits on processing. CILO is working on documenting the problem.

The establishment of a single permit system won't be easy.

Frankly, we don't know exactly how it would work.

We welcome an opportunity to

work with representatives of the AIA on this problem. You may have some resources which we don't know about for this is not a problem unique to Hawaii. Recently I saw an announcement of a forum held in California. The title of the principal address was "When Can a Developer Be Sure He Has Legal Authority To Proceed with His Project?" The permit problem is obviously widespread.

The central theme of my remarks is that much more attention must be given the assessment of the economic consequences of every piece of legislation and every rule or regulation of a government agency. There are many decisions which will be made during 1977 that will have a direct economic impact on each of us. We must be sure that the economic consequences of these decisions are recognized in the halls of the Legislature and within administrative agencies.

How do we do this? Certainly we can do it through a professional organization such as the AIA. The government affairs activities of the Chamber of Commerce of Hawaii are another channel.

Most importantly, your personal contacts with legislators and government officials is the key. There is no substitute for personal involvement at all levels—that's the way our political system works—if your views are to have an impact on 1977 and the future, you are going to have to assume the responsibility for drafting that Economic Impact Statement con-

cept and taking it to your legislator.

Let's look at the most pertinent decision that was announced when the City Council decided it would declare a moratorium on high-rise construction. Look at the impact on you as individuals and on the construction industry in all its facets.

As John Connell of CILO said: "It's another nail in the coffin."

But would the council have made this decision if we had the Florida economic impact law in effect? Quite probably **no**, considering its effects on the construction industry and on you as professionals. This would not have happened if we and you had talked to our legislators.

Your AIA and your Chamber can help by adding the strength of numbers, but you can be sure that if anything creative comes out of a committee or an organization, it was planted, cultivated and promoted by individuals.

You've all heard that old one about the camel which was actually a horse designed by a committee. Maybe it will be helpful to remember that we have a bicameral legislature.

Without some direction, we may get **two** camels.

There's just no substitute for conveying your concerns personally and directly to our legislators.

The burden is on you and me! Let's get at it.

Other

New Members

RONALD DUHAYLONSOD.
Corporate member; Design-
Engineering, Inc., B.A. in Arch.,
U. of Hawaii. Wife: Ginger.
Children: Kimi 6, Ransley Hale
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oil painting, interior design,
novels.

Crossroads Press Scholarship

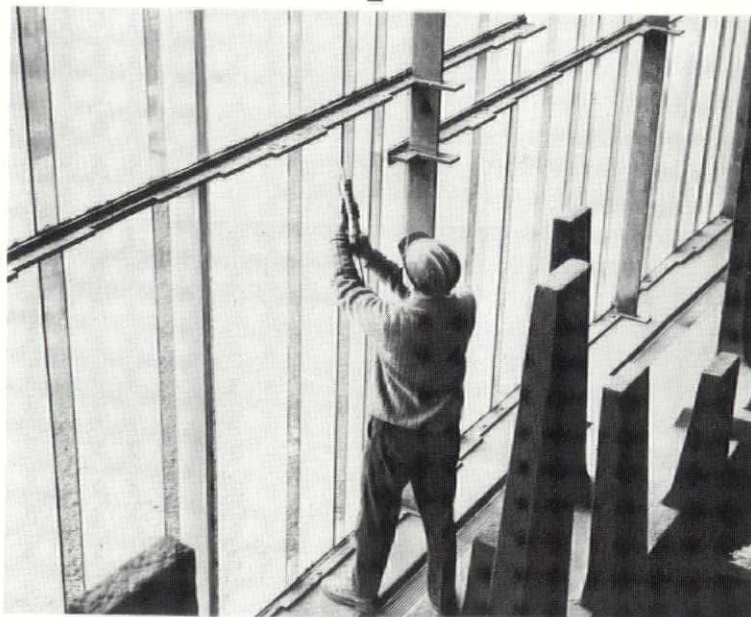
The annual \$500 AIA-Crossroads Press Scholarship for 1976-1977 was awarded to Benedict K. Lee at the start of the present University of Hawaii semester. Lee, a senior majoring in landscape architecture, will be continuing in that field next term as a graduate student.

Qualification criteria were established by an ad hoc committee headed by Alan Holl, AIA. Scholastic ability must be demonstrated but financial need is of prime consideration in the award of the scholarship. Final recipient selection is made by the Financial Aids Office at the university.

Although candidates in related professions were considered in this year's selection process, in the future the award will be limited to students in the University of Hawaii School of Architecture. Scholarship amounts will also increase in ensuing years. Crossroads Press, Inc., has committed the sums of \$650 for 77-78 and \$750 for 78-79.



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Rapid Transit Update/HCDC/Energy

The following is a capsule summary of a letter from Robert Patricelli, administrator of the U.S. Department of Transportation's Urban Mass Transportation Administration (UMTA), dated November 15, 1976, to Mayor Fasi regarding key findings and outlining future steps which must be taken before UMTA could make a construction grant for the proposed Honolulu fixed-guideway transit system.

- The Alternative Analysis Report is complete and represents a significant procedural and substantive step toward final engineering and construction.

- Based on the report, a strong case has been made for construction of an initial segment of the fixed-guideway system.

- No other alternative appears able to carry the anticipated ridership and provide the transportation benefits sought.

- UMTA is impressed with several characteristics which help support the rationale for a fixed-guideway system for Honolulu.

- It is now appropriate for the City to begin final engineering work prior to an UMTA decision to provide funds for the construction of the fixed-guideway system.

(In the case at Honolulu, all preliminary engineering work has been completed under PEEP I and PEEP II. The term used in this letter refers to such engineering work as is necessary prior to development of working drawings and specifica-

tions.)

- UMTA will entertain an application to provide funds to assist in preparation of a draft Environmental Impact Statement and in engineering work the Aloha Stadium to Kahala Mall segment.

- However, particular attention is to be given to an initial construction increment of 7-8 miles.

- While the City is performing the aforementioned environmental and engineering work, the following steps must be taken at the State and local levels prior to an UMTA decision of capital funding:

- 1—Formally commit non-federal matching funds.

- 2—Indicate how future bus and fixed guideway operating costs will be financed.

- 3—Provide information on the new General Plan such that it is compatible with the fixed-guideway system.

- 4—Explore joint development and value capture opportunities.

- 5—Strengthen the community information program and citizen participation.

The Hawaii Community Design Center has a new address—49 Beretania St., Room 209, effective December 7. HCDC members are ready for business again, although much work still remains to be done on their new offices. If anyone has time or materials to donate, their new number is 538-7682.

Drop in anytime; they are upstairs, just around the corner from AIA headquarters.

The next issue of the Hawaii Architect will carry an update on HCDC activities of the past year.

The energy panel discussion at the recent HS/AIA convention provided an introduction to prescriptive vs. performance standards, their effect on architects in Hawaii, and economic changes they will make on architects fees and building and operating costs.

Local ASHRAE members are currently working on adapting the ASHRAE 90-75 standards to Hawaii and will help in introducing legislation at the next session of the Legislature which would have all State funded buildings meet or exceed this prescriptive standard. Passage of this would affect many local architects and, as energy standards for all buildings become code, it will affect us all.

Interested members can find a wealth of new energy publications through the Society office and are urged to contact Jim Pearson, Energy Task Force chairman, to become involved in our efforts.



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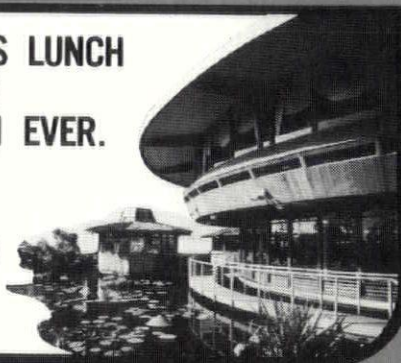
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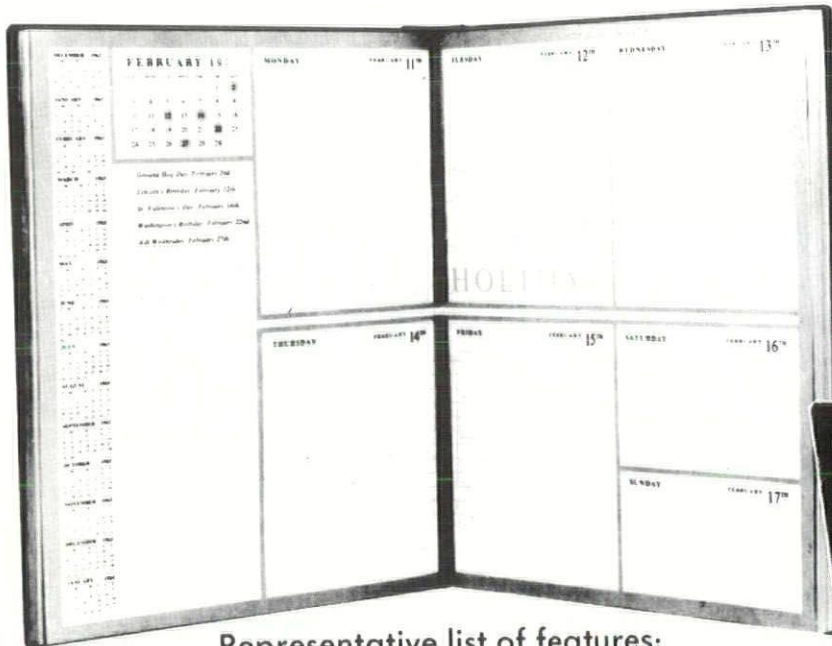
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