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January/February, 1982



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IOWA ARCHITECT USPS 463-010

Volume 29, Number 1 Jan./Feb. 1982

The IOWA ARCHITECT is the official publication of the Iowa Chapter, American Institute of Architects. It is published bimonthly for the Iowa Chapter by Midwest Advertising Service, Inc., 3501 Skyline Drive, Des Moines, la. 50310. Controlled circulation paid at Des Moines, la. Single copy price \$2.00. (Membership Directory issues are \$10.00.) Copyright 1981. Reproduction of this material by any means without the permission of the publisher is strictly prohibited.

Send all address changes (Form 3579) to: Ia. Chap. A.I.A., 512 Walnut Street, Des Moines, Ia. 50309

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On The Cover:

Banco Mortgage Servicing Center, Waterloo Iowa. The Durrant Group Architects-Engineers, Inc. Photograph: Farshid Assassi Separations courtesy of Swanson Gentleman, Inc.

WORKS IN PROGRESS

DEFINING A CORPORATE IDENTITY

The problem posed by a major addition was not to establish an image, but to preserve the formidable image that existed.

OFFERING SOMETHING EXTRA

What the Banco Mortgage Company was looking for, above all, was a design firm to interpret its corporate needs.

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AFFIRMING AN APPROPRIATE IMAGE

For Pioneer Hi-Bred, a question of the appropriate image lingered throughout the design and construction process.

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Banco Mortgage Servicing Center Waterloo, Iowa

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WORKS IN PROGRESS

Energy Savings / Innovative Design For University of Iowa Sports Arena

A cross-section of the bowl-shaped arena of the Carver-Hawkeye Sports Arena at the University of Iowa reveals the unique Takenaka roof truss which supports and keynotes the structure. The Takenaka "skew chord space truss" system was selected after comparison with three other structural roof systems. The Takenaka system provided the desired strength and safety requirements at optimum cost.

The 144,000 sq. ft. "skew chord" truss was constructed in 82 42 ft. x 42 ft. bays and required three 250-ton cranes to set in place. Formed of 12" diameter weathering steel pipe, the roof truss bears on eight concrete columns.

The Takenaka truss system was adapted for the arena by Geiger-Berger, New York City, structural engineer for the project. Construction Management of the arena is by CM Constructors/Managers, Inc., Iowa City. Design of the arena is by Durrant Group Architects and Engineers, Dubuque and CRS Architects Planners Engineers, Denver and Houston.

In addition to the innovative truss design, the arena is also keynoted by its energy savings features. Set in a natural 50-ft. ravine, the bowl-shaped structure captures the earth's natural insulation, substantially reducing heating requirements, with only 12 to 15 feet of the exterior wall surface exposed above grade. The energy savings and innovative design of the \$17.1 million arena recently received national recognition in *Engineering News Record*.

Part of a \$24.2 million University of Iowa Building Program, the \$17.1 million arena will be among the ten largest university owned arenas in the nation when completed for the Fall 1982 basketball season. Viewers will have an unobstructed view of the playing floor. Seating capacity totals 15,000, with 13,400 seats being fixed and 1,600 being retractable. When the lower ring of 1,600 seats is retracted, the total arena floor area is 20,000 sq. ft.

The arena will host basketball, wrestling, volleyball, and other sporting events throughout the academic year.

Award Winner Expanded

Charles Herbert and Associates have undertaken the delicate task of adding to a building originally cited for design excellence. An existing small branch bank for American Federal Savings and Loan Association in Des Moines needed to accommodate an expanded vault and growing customer service area. The building was expanded to the east, creating a new skylit entrance in the extended street front facade. That entrance and another to the north parking lot were also marked by steel arches that were repeated inside as the high bay structural support in the additions new central lobby. The planer plaster box character of the existing building was incorporated and elaborated in the addition. The existing building was a recipient of a Honor Award in the IOWA AIA Award Program in 1978.

Speculative Building Responds To Context

Construction has now begun on the 31,000 square foot Regency Park Plaza Office Building in Omaha, Nebraska. The design, by Charles Herbert and Associates, responded to subdivision parking requirements (1 car per 200 S.F.) which mandated below building parking to develop an economically feasible project. The building's grid is rotated approximately 20° from the site boundaries, thus relating to the adjacent streets and neighboring buildings. Primary stairs occur on 3 corners of the building, with 2 circulation spines at right angles interlocking the stair elements. Detailing of corridor spaces and the surfaces of bay windows relate to the 20° diagonal grid. Corridors terminate at space and light provided by stair volumes. Bay windows expand interior space of perimeter offices. Two colors of brick and patterns are used on the exterior surface to give scale and interest, and to relate to the brick and concrete of adjoining buildings.

Photo Courtesy of Swanson Gentlemen

Offering Something Extra

Banco Mortgage Company Servicing Center, Waterloo, Iowa What does a corporate executive look for in the design of a headquarters facility? IMAGE. The image perceived by clients and the public seems to be the most important factor in the design of a headquarters facility. There are obviously other important factors to be considered: is the building well laid out, is it affordable, is it a pleasant work environment? But corporate headquarters are among such structures as churches and civic buildings where how they are perceived is often more important than how they work.

How this image is determined is complex and varied. Some clients will know exactly what they want and will find an architect who will give it to them. Some will leave it to the architect to decide. But in many cases it is an interacting give-and-take situation between the two. This ''interaction'' often leads to the frustrations that both parties can feel in the process, but it can also lead to a dialogue with interesting results. Architects, as allknowing as they are, may not have a total feeling for the client, the program, or the site. The corporate owners, as skilled as they are because of their positions, may not have a feeling for architectural style, technical feasibility, or spatial requirements.

The projects shown on the following pages demonstrate an interesting range of approaches to these problems. Some show a priority for maintaining an existing image while others are trying to create a new image for themselves. But in all of these projects the image is what is most important.

"What we were looking for, above all, in a design firm was the ability to interpret our corporate needs," explains Keith G. Howard, Senior Vice President of Banco Mortgage Company, in reflecting on the selection if an architect for Banco's new 76,000 square foot Waterloo facility. The new building houses Banco's fast expanding, relocated National Servicing Center.

To find the appropriate design and design firm, Banco Mortgage Company invited three firms to enter a compensated design competition in the summer of 1979. The design and presentation submitted by the Durrant Group convinced Banco this was a firm that not only could address functional needs, but could also develop a new and appealing work environment, a strong internal image. This was a major corporate objective.

That the design does all that and more is indicated by highly favorable reactions among the almost 300 employees who work in this building — and also by prospective employees. Indeed, since project completion in April, 1981 there has been an unusually high number of walk-in job applicants. Praise extends beyond Banco officials and staff. The project received one of four statewide annual awards from the Iowa Chapter of the American Institute of Architects for the excellence of the concept, environment and energy-conscious design of the center. A combined team of a dozen Durrant Group architects and engineers headed by Charles M. Kurt, AIA, and five Banco officers under the direction of Mr. Howard, were involved in the development and implementation of the design.

The overriding corporate objective was to develop a design that would provide the best possible working conditions and atmospere. Banco wanted a building with which its employees could identify and in which they could look forward to coming to work. Even though sophisticated electronic equipment is prevelant at Banco, a majority of its employees have repetitive, unglamorous tasks, and it was important to create an appealing environment that could foster individual satisfaction, increased productivity, and positive interactions between employees.

From the beginning, Banco officials hoped to accomplish those objectives through a design combining open interior space with maximum exposure to an attractive exterior landscape. Corporate philosophy here was reinforced by a reaction of management to the company's cramped former quarters. Staff had been crowded into several separate buildings, with few windows and restricted interior space. In late summer 1979, the Durrant Group/Banco team set about implementing the design proposal that would accomplish those objectives.

There were two basic "givens": The sloping 15-acre site consisting of a former soybean field and cornfield, and anticipated water runoff initiated by new large building and parking surfaces.

Through an impressive transformation process, the south sloping site was converted into rolling lawn enhanced by shade trees and evergreen plantings. The resulting natural environment is highlighted by a manmade lake around which the sleek and elegant 2-story, steel-framed building wraps itself.

The lake was a response to the other "given" — the problem of subsoil and site drainage which Banco officials early on realized would require the development of some sort of a retention pond.

Durrant designers and environmental planners developed a plan that would provide controlled storm water runoff to the city storm sewer system utilizing pond retention with a flow weir structure.

What began as a problem became a solution in more ways than one. The lake also resolved the design problem of creating an external focal point that would satisfy the owner's need for an attractive landscape visible to building occupants. The view of that lake is enhanced through an exterior lounge, itself a focal point.

Finally, the lake performs a significant energy-saving function: It provides a ready source of building cooling system condenser water by use of spray fountains within

A shady, brick-paved main entrance plaza greets staff and visitors at the upper level. The plaza extends from the entrance to create a subtle impediment to auto traffic through the site. Parking areas are arranged to accentuate this focal point. A skylight protective canopy at the entrance extends through the building to the south as an atrium.

the lake. Energy consumption is thereby reduced by eliminating the need for a cooling tower.

Enveloping the Lake

To provide occupants with maximum exposure to the lake, an early design study consisted of two buildings separated by the lake to thereby create maximum visual perspective of the expanse of water. The concept was modified but the objective still accomplished by joining the buildings by translucent atrium and literally enveloping the lake. In response to the south sloping site, the structure was set one and one-third stories into the ground at the north facade to take advantage of the relatively constant ground temperatures. In this way, the effects of winter and summer outdoor temperatures are offset, and exposure to the prevailing northwest winter winds is minimized.

Flexible, Open Interior

Interior space is carefully organized by function. Public activity is centered in the atrium which encloses cafeteria, arrival and departure areas, and support services. In keeping with its public functions, this space is a concentration of atmosphere, activity and color. In contrast to the public areas, work spaces on each end of the building are more confined, low key in atmosphere, and with few distractions. An open landscape partition system is illuminated with energy-efficient fluorescent (task and ambient) lighting.

Interior design carries out these themes. Furnishings consist of richly colored upholstery, natural oak doors

and work surfaces, off-white walls, extensive earth tone carpeting, colorful wall graphic prints and posters and green plantings.

Flexiblity for Expansion

A major reason for selecting the open landscape partition system and confining the building to two stories was to allow flexibility to accomodate the company's anticipated growth. The Owner required a design provision for a minimum of 100% expansion capability on the site, including all utilities and site utilization.

Banco knew it needed room to expand, but since the precise areas of expansion could not be anticipated, they wanted a design flexible enough to accomodate a variety of possible patterns of departmental spatial reconfiguration.

Responding to that need, a full 80% of the interior space is flexible. The limited full height demountable par-

↑ Upper Level

titions, open office landscape partition system, and an underfloor electrical distribution system were designed especially to address the needs of this changing, expanding company. Similarly, exterior materials were carefully selected to provide maximum flexibility as well as aesthetic value.

The exterior makes use of panels of aluminum faced thermoplastic which can be repositioned as expansion necessitates. The panels require no maintenance and provide the kind of appealing but economical exterior consistent with owner's objectives. The custom beige color of the panel lends warmth and touchablity to the exterior.

An Economical, Energy-Conscious Design

Architectural and engineering design decisions were made taking into account owner's needs for a costeffective structure. The client stipulated a low maintenance, energy-efficient structure. Total construc-

The atrium provides natural daylighting to the interior spaces, and provides a focus for the east and west office areas and the adjacent exterior lakeside terrace.

tion cost of the facility was approximately \$4.5 million.

Oriented on an east-west axis, the building offers maximum southern exposure. Its south side features a large southerly overhang that screens out the hot summer sun while letting in the winter sun. The overhang serves to reduce the need for air conditioning and heating equipment.

Further energy efficiency is realized through berming and setting the building one and one-third stories into the hillside. The lake helps reduce the cooling energy burden even further and, as previously mentioned, eliminates the cooling tower.

Exterior walls and roof are heavily insulated for energy conservation. Windows on the south side are triple glazed and recessed, while the skylight enhances solar gain. A computer was used to analyze the effects of the earth berm, the overhang, atrium and lake, and to interface the mechanical and electrical engineering systems with the architectural energy features of the building.

Throughout the design process, owner, architect and engineer collaborated, consulted, and infused each other with increasing dosages of enthusiasm.

"The more we worked with our design team, the more we experienced and speeded the evolution of this project into truly a joint effort, based on a philosophy of shared constructive decision-making to accomplish the creative task", notes the owner.

Client involvement and enthusiasm undoubtedly helped to stimulate a design that not only addresses

client's needs and reflects its corporate "image", but also, incorporates some extreme varieties of environment for a result as good as anything in the Midwest. These days, corporate offices clients are generating some of the best design in the country, and Banco is a perfect illustration of this trend. [Eileen Vandoros]

DIRECTIONS: Take full strength before putting any contract out for bid.

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DEVELOPMENT FUND

Defining A Corporate Identity

Preferred Risk Insurance Companies West Des Moines, Iowa

Brooks Borg and Skiles became involved with Preferred Risk on 1967 when asked to design a new facility in West Des Moines. The project was an exciting one; the early stages of design posed difficult challenges of image-making. The company's president described the image he sought as being similar to that evoked by a southern mansion with a large columned porch and large green lawn sloping downward from the building to the street. Uncomfortable with the idea of doing a replica of a southern mansion, the architects faced a very real design problem.

The issue, at least in part, was the design of forceful forms. Many of the buildings that appeared in the sixties were messageless, as tight and slick as architects could make them. This was an opportunity to study a more expressive, contextual solution progressing beyond the anonymous corporate "box".

Through the schematic design phase, a lot of decisions had been made regarding number of floors, type of structure, general configuration, location on site, etc., yet none of this led very far if one could not create a building that elicited the type of perceptual response Preferred Risk demanded. After many attempts, a concept developed which called for a very strongly sculptured exterior envelope.

The structural idea of using pairs of cast-in-place concrete beams with precast concrete tees spanning between them had been developed previously, and the new

design concept started with the thought of projecting these beams beyond the face of the building. The tees were also extended beyond the glass line to provide shading, and the beam ends were sculptured to provide more visual interest. Arch forms were introduced into the elements that formed a base for the double columns and balconies were introduced at the ends of the building to provide more interest. The center bays of the building were almost entirely given over to entrance and reception, and a major clerestory was developed over the forceful reception space.

The result was a building with a straightforward plan, but highly sculptured envelope creating a character very different from most work being done in the sixties. Preferred Risk was enthralled. The design was strong, and its singular quality made it highly recognizable. Its use of brick, concrete and glass suggested a solid, quality company in business to stay.

With the basic grammar established, the design progressed rapidly; the notions of quality and solidness carried through in all details of the building. This commitment was evidenced by the use of granit sills for the windows, the custom design of the aluminum glazing system to provide the massive mullions that seemed appropriate to the design and extensive use of granite for paving and steps. Indeed, drinking fountains and lavatories were designed to be cut from single, homogeneous blocks of black granite.

The interior of the building was as unusual as the exterior. The stems of the precast concrete tees that formed the floors were exposed. Air was distributed between the main concrete beams and out between the stems of the tees. A system of baffels between the tees and stems of the tees themselves served to cut the brightness ratios of the lighting in the large open office areas. Partitions used for the few private offices and conference rooms were paneled in walnut. Each component, each detail was selected with the intent to reinforce the image for which Preferred Risk was looking. When the project was let for bids, the cost was under \$25/sq. ft.

In 1979, Brooks Borg and Skiles was asked to design an addition to the original building which would double its size and provide a total of 170,000 sq.ft. The problem this time was not to establish an image, but to preserve the strong image that existed. This was a formidable assignment, given the functional problems of attachment and constraints of both site and budget. In addition, first estimates suggested that duplication of construction techniques and materials used in the original design would result in a building costing in excess of \$100sq. ft. That high a budget was not realistic.

Moreover, a portion of the site was not zoned to permit an office building, and a variance would have to be sought to allow the desired expansion. There was concern, also, that neighbors in the residential area to the west would oppose the large expansion project envisioned. When the original building was designed, the idea was that if expansion was ever required, a separate building could be built at the north end of the site, leaving

The design concept started with the projection of concrete beams beyond the face of the building. The concrete tees provided natural shading and the beam ends were sculptured to provide visual interest.

Though physically secure and an interior environment, the computer center is surrounded by lush planting and bathed in natural light from above.

The design devotes generous floor areas to interior planting with expansive skylit areas above to mediate the lack of exterior views in lower level spaces.

the existing parking in between to serve both buildings. Re-evaluation of the master plan determined that such an arrangement would not accomplish the goal of bringing all of Preferred Risk's companies together. It was imperative, then, that the facility be as closely tied to the existing building as possible. Obviously, a fresh approach was needed.

Perimeter light wells allow daylight to penetrate deep into the interior open office work spaces.

Photo Courtesy of Allied Construction Services, Inc.

The highly sculptured facade of the original building seemed to make any direct expansion and connection impractical. Though many schemes were developed using various shapes and sizes of linking elements, all resulted in excessively long circulation paths and had largely negative impacts on the existing building and site.

Finally, the idea of a "non-building" emerged. If the addition were to be built entirely underground, it could be placed directly adjacent to the existing building to realize the short circulation paths desired. Concerns about using expensive exterior detailing to match the existing building were minimized. The greatly reduced impact on the neighborhood would at the same time assist efforts to win the required zoning variance. In addition, the company would be demonstrating their awareness and concern for the energy problem, while lowering their operating costs through a highly energy efficient earth sheltered structure. The primary question was whether the quality of the interior space would be acceptable to the people who would be working in it.

Lorne Worthington, president of Preferred Risk, was excited about the idea from the outset. It was an approach that solved the conflicting budgetary and functional problems, while preserving the image created by the original building. It became clear that if the design devoted generous floor areas to interior planting and provided enough skylight above, one could provide a good

substitute for the exterior views found in an above grade space. In addition, the architects designed perimeter lightwells to get additional daylight deep into the interior, open office work spaces. The cafeteria was pushed above grade to allow employees direct views of the exterior during lunch and coffee breaks.

The decision to place the cafeteria above grade proved a good one. It provided an element that connected the above grade entrance at the north with the existing building and the new vertical circulation between the two buildings. The major skylights were also brought up alongside the cafeteria, and outdoor eating plazas were developed on the east and west sides of the addition. Given the large open office areas, the ceiling and floor took on major importance, and much thought went into the selection of materials for these surfaces. Exposed concrete columns and brick core elements were used to relate to the existing building. Special efforts were taken with the above grade cafeteria and entrance elements to form a harmonious tie with the existing building.

Of course, many technical issues had to be solved with an underground structure of this magnitude. Though many were apprehensive upon seeing the size of the excavation required for a two-story, below grade building, the results have been excellent. The amount of daylight perceived within the building far exceeds what had been expected. With the large areas devoted to planting, the

Special efforts were taken with the above grade cafeteria and entrance elements to form a harmonious tie with the existing building. Exposed concrete beams and brick infill elements where employed as subtle variations of the original design.

openings between floors and the high quality of interior finishes, the resulting environment is more pleasant than many above grade buildings.

Employees and management are both extremely pleased. The image created by the original building has not only been maintained, it has been strengthened.

[Robert Mathieu]

The cafeteria established an element connecting the existing building with new vertical circulation.

Affirming An Appropriate Image

Pioneer Hi-Bred International Cent

"This is one of the few projects that really seems to be part of its landscape. It fits into its surroundings like a group of rural agricultural buildings to the point where you almost expect to see a silo." This published jury statement seems to describe the kind of building an lowa based, international seed corn company, located in the open fields, would have ambitiously defined for itself.

"Its 32,000 square feet are articulated into interesting forms, particulary through the introduction of an atrium and skylit street along which the complex's varied elements collect. There is a maturity of how the collision of the masonry ground structures intersect the spine." One would suspect these jury comments and the accompanying 1981 Regional Design Award would indicate a design with which the architects are both comfortable and satisfied.

In truth, neither owner nor architect envisioned the building image that has resulted. The question of appropriate image lingered throughout the design and construction process and even now remains somewhat problematical.

The idea that an image is created by a corporate sym-

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The building is sited near a lake with fenestration overlooking the lake and river valleys to the south. Low masonry elements have north orientation and are organized in a linear fashion against the atrium wall.

vision Headquarters, Johnston, Iowa

a street along which the varied elements · functionally and in material composition · collect.

bol such as a building cannot be denied; creation of that image can be the most difficult charge an architect undertakes. Several factors seem to complicate image design. Communication skills are of prime importance. A client may have several images, conflicting images, constructed. To verbalize, in the client's terms, this image to the architect is reminiscent of the story of the blind man describing the elephant. The communication of these ideas needs translation into physical forms, and more often than not that results in a compromise meaning to all communication involved. Even under the best of conditions, the strongest designs will evidence compromise, adjustment and reinterpretation of the intitial design intentions.

In the case of the Pioneer Hi-Bred Central Division project there was an initial, general charge to create a "high quality" yet "conservative image". Space was to be efficient and allow employee interaction; views were to be considered. These, of course, are very general and ambiguous ideas. "High quality" may be the easiest of these concepts to translate, but it is still an extremely complex issue. Quality may mean solid, expensive, func-

Exterior plazas double as display areas during yearly promotional exhibitions.

The entrance bisects the primary circulation spine at the reception area, dividing public and lounge functions from offices and shop.

tional, safe, slick, clean, fashionable, strong, consistently detailed or crafted. Beyond this notion of quality, the only specific charge given the architects was to strive for an "open plan" interior scheme.

If a designer can translate the client's image "wish" into a familiar language, both verbally and visually, the starting point of one important aspect of the design process has been firmly established. All the other criteria that impinge upon building design, however, are subject to similiar communication and translation problems. The old cliche' of the client clipping pictures from magazines is often a desperate attempt to develop an " image capturing" shorthand.

Obviously, the image as first conceived is never considerate of all aspects of the design program. Codes, climate, energy conservation, structure, building technology and the moral obligation to represent employees interests in their tasks within the building all may be found at odds with the image program. In this case, perhaps "average" is a better term to describe the resulting image than compromise. Certainly, in this collaboration of Pioneer Hi-Bred and Charles Herbert and

Photo Courtesy of Swanson Gentlemen, Inc.

The building fits into its surroundings like a group of rural agricultural buildings. One almost expects to see a silo completing the composition.

Associates, average becomes one point in the range between several desirable, if sometimes conflicting, images.

Throughout the design process, the conversation between Pioneer Hi-Bred and the architects continued in attempts to reach that compromise solution that could become a consensus. At this time, though, the idea of "average" never seemed tolerabe. Major differences continued to exist in interpreting the program. In the final analysis "average" prevailed; the project seemed to the client to be modern and to the architect conservative. The idea of "quality" was also not easily resolved, and the desire for open plan interior arrangements "averaged" out as private offices for administrative personnel and open plan for the staff.

It is interesting, then, that the completed project has been viewed by the design juries that critiqued it as appropriate to both of these views. Perhaps the project demonstrates a conservative-contemporary image integration that is successful in both functional and visual terms.

[Thomas Baldwin]

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WEST-EAST SECTION LOOKING NORTH

A number of years ago, the Iowa Public Service Co. began planning to meet the coming need for updated system control center equipment, new computers for the data processing department and the development of a communication center for better service to their customers. Because of space and structural limitations, none of these needs could be reasonably fulfilled in the Orpheum Electric Building, the previous headquarters.

After careful study, IPS decided to construct a new facility to house these services, and to construct new corporate offices in the same building...something that could be done economically and efficiently. From these beginnings came the new corporate headquarters, a facility which combines maximum efficiency with a stimulating working environment that possesses the excitement of discovery.

An early marriage in mid-1978 of the joint venture architectural team of FEH Associates Inc. and Rossetti Associates, with W. A. Klinger, Inc., the General Contractor, working closely with IPS representatives, produced a concept that satisfied the basic program requirements set out for the project. The time period required by the contractor for demolition, site preparation and underground work provided the design team time to continue refining, modifying and producing the necessary drawings to continue the phased construction of the project.

The IPS headquarters was conceived as a dramatic enhancement to the urban environment of Sioux City. The downtown site was deliberately chosen in the hope that this project would provide an economic and environmental renaissance for the downtown area.

The specific urban context became a major factor in determining the building's form. The building recalls the many mid-rise, box-like structures within its immediate vicinity. Major exterior materials of brick, terra cotta and

The Excitement Of Public Discovery

Iowa Public Service Co. Sioux City Iowa

A portion of each floor was opened to the atrium space the skylights above. The effect of office terraces overlook both the floor below and atrium at grad heightened by the vibrant tile surfaces.

Interior wall finishes and a color combination of salmon and magenta were selected to complement the interior architecture, itself an artistic statement.

metal panels, are compatible with the diversity of materials present within the downtown area. The street in front of the building was purchased by IPS and developed to extend and provide a terminus to the existing five block long pedestrian mall.

Internally, the large stepped atrium of the building creates a sense of shared unity. This space was conceived as the important spatial and functional center about which employees and visitors can develop a sense of the singleness of image and purpose of Iowa Public Service Company.

FIRST FLOOR PLAN

Forgetting some disappointing exterior scale relationships, the dramatic spacial gestures and startling integration of color moves this project far beyond what one expects of public institutions.

The major features of this space are the atrium bridges, which are partially enclosed with sloping glass panels that reflect the large skylight above. These glass panels also reflect the changing sky pattern and reinforce the introduction of natural light into the internal work areas. The total effect is the communication of a sense of daily and seasonal change and contact with the outside environment.

The majority of staff work stations are related to the atrium space in order to visually share this major design feature. To accomplish this, a portion of each floor was opened to the atrium space and to the skylights above by stepping each consecutive floor back one bay. The effect is one of office terraces that overlook both the floor below and the atrium area at grade level. The enclosed areas of each level then become the secure areas to house the control centers and support functions.

SECOND FLOOR PLAN

Design decisions were based on the encouraging premise that the unique working environment of the new corporate headquarters will result in higher productivity and a more efficient operation.

Leadership in energy is an important part of the IPS corporate headquarters. A coordinated heating and cooling system sets the pace for the innovative design of the building's technical systems. Incorporating both active and passive solar design, the heating system uses low temperature hot water produced by heat pumps. While providing heat, the heat pumps also produce ice which goes into a 75,000 gallon ice pit beneath the building and provides cooling for those areas of the building needing it.

Up to one-million BTU's of energy per hour are provided by the solar panel system on the roof of the building. The panels, which have a total area 28'x144', heat air which is used to heat the domestic hot water and, during the winter, is also used as makeup ventilation air.

Nighttime ice storage during summer allows use of off-peak energy for building cooling while reducing the electrical system load during the day. The building heating and cooling systems are the first large-scale application of the heat pump/ice pit system, and represent the creative approach taken to all aspects of the IPS building. Energy efficiency of the building is increased by thorough insulation of walls and roof together with the use of tinted thermal-insulated glass for all windows. Passive solar design is provided by setting back windows on the south and west sides of the building to shade them and reduce sunlight heat gain during the summer.

The process by which buildings are transformed through time is acknowledged and expressed in the belief that the building should be capable of accommodating future modifications without degradation of its image. Masonry openings suggest future windows, brick in terra cotta walls suggests filled-in windows and flying beams indicate some future construction.

The project deserves special recognition for the vision of IPS in encouraging stimulating and meaningful architecture as an effective means of fulfilling the Company's responsibility to Sioux City urban development and as an expression of its concern for the enrichment of the work environment of its employees.

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Des Moines Architects Council Awards

The Des Moines Architects Council recognized Library Director Elaine Estes and the Meredith Corp. for "outstanding contributions to the quality of the built environment" at a ceremony at the Salisbury House.

The Community Rewards Program, established three years ago, recognizes persons or institutions other than architects for outstanding designs of buildings or construction projects that enhance their surroundings.

Estes was recognized for her work on various restoration projects, including the city's Main Library at Second Avenue between Court Avenue and Locust Street. She was involved with rebuilding the Southside Library after the 1980 fire and remodeled the Franklin Library in 1981. Since 1978 there has been a continuing project on the restoration of the Main Library. It is due to her personal drive that the Library interior and exterior have been preserved and restored, with the emphasis on the stencil work and gold leaf on the rotunda and the grand stairway. It was her personal attention that made successful the fund raising drives and appropriations which paid for this work. The city plans to spend about \$900,000 through 1982 restoring the 78 year old stone library building. Another \$886,000 has been spent for a plaza on the block west of the building.

Meredith Corp. and Chairman E.T. Meredith III were recognized for the restoration and remodeling of the publishing company's headquarters at 1716 Locust St. and its real estate service offices in Herndon Hall at 2000 Grand Ave.

The Meredith Corp. rejected an earlier plan to build a new headquarters building in West Des Moines several years ago and opted instead to spend about \$18 million renovating the buildings the company had occupied since 1912 at the western end of the downtown "loop". Their decision to stay downtown, rather than move their headquarters to the suburbs, reflected their interest in and sensitivity to downtown Des Moines. Meredith's acceptance of a scheme which preserved the character of the building further exemplifies their sensitivity to architecture and to the built environment.

Herndon Hall, the solid Victorian-period home built by insurance and real estate pioneer Jefferson S. Polk in 1881-83, was bought by Meredith in 1978 and restored at a cost of about \$900,000. The house is the headquarters of the Better Homes and Gardens Real Estate Service.

Judges for the awards were Iowa Secretary of State Mary Jane Odell, architect Charles Herbert and Northwestern Bell Telephone Co. vice president and chief executive officer for Iowa, William Stauffer.

New Madison Office For The Durrant Group

The Durrant Group's new Madison office in International Lane Office Park Two exhibits a design philosophy in the tradition of the quality shown in the firm's Dubuque facility.

Both buildings were designed by and presently house this architectural, engineering and construction management firm which traces its lowa roots to 1948. That year, Joseph G. Durrant, FAIA, and Raymond G. Bergquist, AIA, established the firm's first lowa Office in the Fischer Building in Dubuque. Since 1976, the lowa office has been housed in the Dubuque Building, a 300,000 square foot former department store which the firm's design team, in a creative exercise of adaptive reuse, restored and converted into office space.

The new Madison office is a highly energy conscious building designed by a team of Durrant Group architects and engineers led by Donovan D. Kramer, AIA, Vice-President of Durrant Architects, Inc. Making use of natural materials and clean, simple lines and colors, the building is set amidst a 3-acre wooded plot just a half mile from the Dane County Airport.

The decision to consolidate the firm's Wisconsin operations, divided between Watertown and Madison in recent years, was announced in July 1980.

Because the building would house the firm's own office, it presented a unique opportunity to make a statement of Durrant Group philosophy as well as design capabilities. A major objective was to demonstrate the commitment and ability of the firm to develop a quality design that would also be an energy conscious design which could be documented through data collection.

Oriented on an east-west axis, the Durrant Group suite utilizes on the south side a high ceiling and two rows of double-glazed windows to maximize the use of winter sun for lighting and heating. An overhang shields the interior from summer sun but allows the winter sun in. A sloped roof helps to reflect daylight into the building and to deflect winter winds.

Through careful siting and landscaping, trees situated on the south side reduce the air conditioning load during the summers, and provide a buffer against prevailing winter winds on the north side.

Justifiable as the passive solar features were from an energy standpoint, they had to be balanced against and integrated with other important design and building function considerations. Passive solar features are as much a part of the architecture and aesthetics of this building as they are of its energy plan.

The key energy-saver is the variable air volume (VAV) system with perimeter radiation which heats and cools the firm's suite. So efficient is the VAV system that the suite will virtually heat itself down to 0°. Moreover the suite will be cooled for free when outside temperature and humidity allow the use of outdoor air for cooling. Initially more expensive than a conventional gas furnace, this system will, after just two years, offset the difference in purchse price through lower heating and cooling bills — an expected \$3,000 less per year than a gas furnace.

Openness, economy and flexible use of work spaces highlight the clean lines and colors of the building's interior. Dominating the south side is a "great room," with two rows of windows and a sloped, high ceiling. Passive solar features interact with design and function for an airy, effective and energy conscious result.

An overriding concern was how to make the building work to encourage team cooperation between the two professional groups, architects and engineers, who would work together.

More private group work areas are situated on an east-west line north of the great room. These include conference rooms, resource centers, project work centers and graphics centers, which make use of stateof-the-art production techniques.

The result is sensitive to both group and individual needs. Ulitmately, the aim was to create a design that at the group level provides autonomy, self-expression and identification.

To this list could be added equality. All work spaces, including those assigned to principals and department heads, are essentially identical. In a subtle way, the arrangement says a lot about the company's management philosophy.

Energy Hotline Expanded

A program of the ISU Energy Extension Service is the Energy Hotline. Using the toll-free number, (1-800-532-1114 or, in Des Moines, 281-7017), lowans can call with their questions about energy conservation or alternate energy sources.

The Hotline handles a number of calls on passive solar energy. "Passive solar technology is new for most people in Iowa," says Jeff Newburn, Information Specialist for the Hotline. "For people wanting to build passive solar homes or retrofit with a passive addition, we recommend they consult a competent architect to avoid some easily made but often catastrophic mistakes." To help Iowans find such architects, the Hotline has compiled a list of architects with experience in passive solar.

To qualify and be placed on the list, the architect must have designed and had built at least one passive solar home. He/she must then send a letter outlining the passive project(s) (e.g. direct gain, thermal storage wall, sunspace, combination), estimated solar fraction and other pertinent information to Jeff Newburn at the Energy Hotline, Energy Policy Council, Capitol Complex, Des Moines, IA 50319.

Pittsburgh Corning Offers New Glass Block Design Brochure

A new full-color illustrated brochure on the exterior and interior design capabilities of Glass Block is available from Pittsburgh Corning Corporation.

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The brochure discusses the versatility and benefits of Glass Block in general — as well as those of individual patterns. Color photos of noteworthy architectural and interior design applications accompany the text.

Other sections deal with Glass Block physical properties, Solar Reflective Glass Block performance data and panel design.

For further information, request "Glass Block For The 80's . . . Design With Confidence" (GB-164) from Pittsburgh Corning Corporation, 800 Presque Isle Drive, Pittsburgh, Pa. 15239.

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