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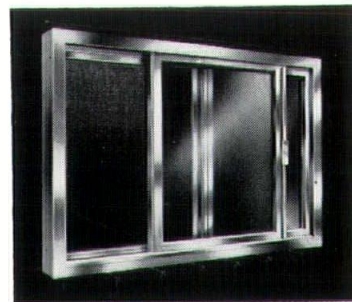
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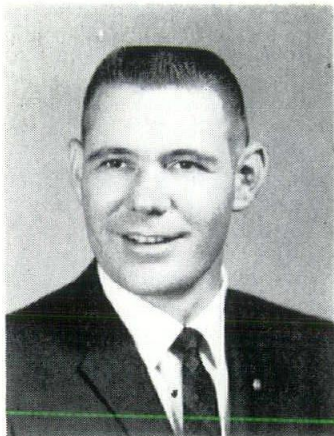
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The Louisiana State University Community



By DEE GLUECK
RESIDENT ARCHITECT
LSU

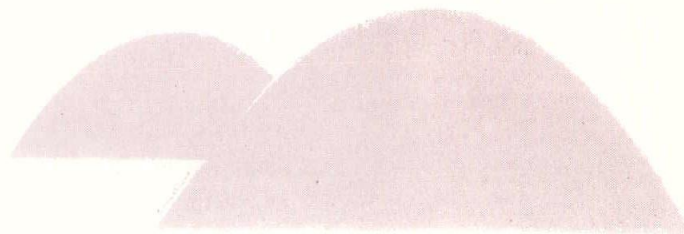
As Resident Architect at Louisiana State University, I have the opportunity to participate in building an educational community. At present, our community consists of four campuses located in three different areas—Baton Rouge, New Orleans, and Alexandria—along with experimental stations throughout the state.

Our Baton Rouge community alone consists of more than 15,000 people and a physical plant in excess of seventy million dollars. Present construction, consisting of a Union Building, an office addition, 136 married student apartments, and miscellaneous smaller projects will add approximately six million dollars to this figure. Immediate plans include an auditorium for the Laboratory School, a high rise dormitory for women, and extensive renovations to the

East, West, and North Stadium Dormitories. Long-range plans include a large Life Science Building, a Fine Arts and Architecture Building, renovations to the Field House, Law Building, Atkinson Hall, Coates Hall, Stubbs Hall, and Audubon Hall, a Business Administration Center, additions to the Library, gymnasium facilities for both men and women, adequate housing and dining facilities to accommodate the influx of students at an estimated rate of 800 to 1,000 per year for the next 10 years, and supplementing our utility systems to accommodate the University growth. One can conclude from this "crystal gazing" that Louisiana State University may well be the state's largest and most progressive client to the building industry.

If variety is truly the "spice of life," we can qualify as being as "spicy" as any client. Our physical plant includes classrooms, office buildings, gymnasias, a coliseum, stadia, a library, a swimming pool, a post office, dining facilities, an infirmary, theaters (indoor and outdoor), hotel facilities, dormitories, greenhouses, residences, museums, a golf course, tennis courts and other recreational areas, experimental farm areas, a planetarium, and a power plant—along with the necessary utilities to serve these facilities. The operation and maintenance of such a community is *big business*—a business with which I am proud to be associated.

Smaller in size, but an integral part of the Louisiana State University system, are our communities in New Orleans and Alexandria. Our New Orleans community consists of two major segments: the Medical Center, and the lakefront area. The Medical Center—a compact unit made up of two multi-story structures—has a physical plant in excess of seven million dollars; and the lakefront area—a dream site in comparison to campus sites throughout the country—approaches eight million dollars in existing facilities. Add to this community the three projects under construction totaling approximately seven and one-half million dollars, and you can see that our New Orleans community is rapidly approaching the twenty-five million dollar mark. With the growing need for medical facilities, we can expect further expansion in the years ahead, although the scarcity



of suitable building sites will continue to be a problem. This problem is not so critical at the lakefront site of LSUNO, and we can anticipate a wealth of future construction to meet the needs of this new and growing institution.

At Alexandria, we are now operating a physical plant of approximately two million dollars. Our present construction involving three projects in excess of 1.6 million dollars will almost double this figure. The area available for this campus growth will present quite an opportunity for future construction as required for prospective enrollments.

LSU's experimental stations—located throughout the state—contribute another four million dollars to the physical plant.

Selection of Architects

At the present time, we are constructing dormitories and dining facilities with revenue bonds sold to private investors or financed through loan agreements with the Housing and Home Finance Agency of the United States Government. All other facilities, with few exceptions, are financed from State Appropriations. With the exception of monies which are received through the present State Bond and Building Commission, the LSU Board of Supervisors generally awards commissions to architects and engineers on major projects of the University. Smaller projects may be commissioned by the administrative officials of the University.

Architect-Client Relationship

Upon receipt of a commission, the architect then proceeds to work closely with the Deans, Directors, or Department Heads concerned, along with the office of the Resident Architect, the Purchasing Department (concerning contracts, insurance, bonds, etc.), and the Department of Operation and Maintenance. All utility problems and use of construction materials is of vital concern to the Department of Operation and Maintenance. *There is no substitute for close coordination between the architect, his engineers, and University personnel* in a combined effort to produce a facility which will be economical, functionally cor-

rect, and free from unnecessary maintenance. Upon satisfying the basic requirements mentioned above, the architect can then call upon his creative ability to arrive at a solution which is compatible with the other campus structures and aesthetically a credit to the University and the architectural profession.

The University recognizes the wisdom in allowing the architect to choose his own engineers. Through years of experience, we also realize the need for competent professional design and inspection services on all phases of construction. Only with complete architectural and engineering services can an architect assure a client of proper, economical, and up-to-date design. With the continuing introduction of new and highly technical materials and systems in the architectural, mechanical, and electrical phases of construction, the architect and his engineers need to keep informed on the latest advancements of the building industry.

I would like to mention a few points which are considered of prime importance in designing facilities for the University. These are not in order of importance and certainly not the only factors—but probably the most prominent.

1. **COMPATIBILITY WITH OTHER CAMPUS STRUCTURES.** Although there is no requirement to copy other buildings on the campus, the University insists on a final design which will not "stick-out-like-a-sore-thumb." I believe that the challenge which the architect must accept is to combine his freedom of expression with the basic design aspects of existing structures. This can best be accomplished by using similar materials and colors combined with other prevalent features on the campus to arrive at a harmonious relation between structures.

2. **BUILDING WITHIN THE BUDGET.** Oh, how important this one is! A client *should not* be placed in a position of having to reject bids and start over, due to a low bid which is in excess of the budget. Generally speaking at the University, additional funds will not be available. An architect should keep a continuous check on the estimated cost and inform the owner when additions or changes (these are inevitable) have produced an added cost which cannot

LOUISIANA STATE (Continued)

be accomplished within the budget. There is no question that a client would prefer to make a decision concerning budgets in advance of the bids rather than be placed in a position of having to reject a bid which is "out of the money," or forced into a compromising situation. This point cannot be overemphasized.

3. *MAINTENANCE.* In the case of the University, an institution supported with public funds, an architect should be ever mindful of the maintenance problems which will arise due to design and use of materials. The use of new products must be accompanied with an *assurance* that the University will not be subjected to a high cost of replacement or maintenance. An architect and his engineers should concern themselves with the operating and maintenance cost of a facility as much as original cost.

4. *HONESTY OF DESIGN.* Don't be a "yes-man." Your experience and advice will be appreciated in a situation where a question of "workability" is raised. There is no consolation in agreeing with a client to the extent that the effect will be an unhappy client upon the result of an impossible situation. On the other hand, if experience by the owner clearly indicates resulting problems due to a specific installation, then let a "word to the wise" be sufficient. Every effort should be made to make the client aware of all of the consequences involved in the aspects of design. This will prevent any misunderstanding upon completion of the project.

5. *FURNITURE AND EQUIPMENT LAYOUT.* If at all possible, every attempt should be made to allow the planning to have the benefit of an acceptable furniture layout. Maintenance free materials, adequate air conditioning, and good lighting will not fill the void created by an area which cannot be adapted to an acceptable furniture layout. The client invariably needs help in this matter. What better way can electric outlets and telephone outlets be successfully located? Although this may seem like a minor point in the entire project, it is very important to the individual concerned.

Professional Services

If I may be permitted, I would also like to elaborate on the services of an architect, which in my estimation have produced the most complete satisfactory job for the University.

1. *THOROUGH PRELIMINARIES AND COMPLETE WORKING DRAWINGS AND SPECIFICATIONS.* Only a complete set of preliminaries will prevent unnecessary changes during working drawings due to the lack of clarification to the client. Men and women who are not trained in reading

plans and specifications need plenty of help in interpreting these documents. I do not believe that too many "checks" can be made on a set of drawings and specifications before the owner is presented with final documents. There is no reason for a set of specifications not to agree with the drawings—or for that matter, drawings to agree with other drawings. Electrical and mechanical drawings are generally the worst violators of this needed coordination.

2. *KEEP THE CLIENT'S INTEREST IN MIND.* Every attempt to obtain maximum legitimate competition on all aspects of the project will assure the owner of a good job at the most economical price. The University insists on maximum competition whenever possible—but never at the expense of sound professional construction.

3. *INSPECTION.* No plans, specifications, or shop drawings will take the place of adequate inspection. Your client deserves the inspection required to produce an acceptable finished product.

4. *DO NOT RELY ON THE CLIENT TO HANDLE THE CONTRACTOR OR SUB-CONTRACTOR.* This is the architect's job and it should not be "passed off" on the client. The University attempts to deal directly with the architect and not with the contractor or his subcontractors. An architect must assume his responsibility to make decisions and expect compliance by the contractor.

5. *WRITE IT DOWN.* Many a misunderstanding can be prevented by confirming decisions in writing. All meetings should be followed up with a letter outlining the major items discussed.

6. *GIVE THE CLIENT THE BENEFIT OF YOUR PROFESSIONAL KNOWLEDGE IN CHECKING CHANGE ORDERS AND OBTAINING REQUIRED CHANGES FOR EQUITABLE EXCHANGES OF MONIES.* Change orders are an evil which, if at all possible, should be avoided. All necessary changes to the contract should be accompanied by recommendations by the architect after extensive checking of cost breakdown has been accomplished. The client relies upon the architect to look after his interest and at the same time be fair and just with the contractor.

The growth in education is an inevitable force over which we as architects have no direct control. However, the success or failure of the physical facilities which provide this education lies primarily with the architects and engineers who are commissioned to participate in the construction of these facilities. Let us, as professional men, accept this responsibility with the anticipation that our physical facilities will be second only to the high level of education produced at our State University.

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Untapped Source of Civic Talent

Have you noticed the increasing number of important civic jobs going to architects recently? This refreshing condition is long overdue . . . in fact, we were beginning to wonder if it would ever transpire.

So many civic undertakings are, at least in part, directly concerned with planning for space, function and attractiveness, it is puzzling that the person best trained to recommend solutions has seldom been recruited.

Part of the blame must certainly be borne by the architect, who perhaps because of modesty or scrupulous concern for his proper role, hesitates to step up and say, "I was trained to do this job . . . you need me . . . I will gladly serve."

On the other hand, civic and governmental leaders have rarely taken advantage of this store of experience, knowledge and energy. Here again, reproach may be directed at the architect's shortcomings in the vital science of communications. Whatever the reasons, this longstanding predicament seems to be adjusting itself.

It will be beneficial to our communities and our state as more and more architects interpret the current trend as a signal for added voluntary service, recognizing that the practice of the profession represents a grave responsibility not only to the client but to the public interest as well.

BY MYRON TASSIN

cover: guess what

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More About Lien Periods

By Alvin Rubin

In an article published in the April issue of the *Louisiana Architect*, changes in the A.I.A. standard contract forms were suggested for use in Louisiana to protect the owner more fully. These suggestions related to contracts for buildings for private owners where a contract and bond is required. In such cases, the suggestion was made that the contract forms be modified to provide for filing of an acceptance by the owner and a delay of 30 days thereafter before final payment.

These suggested modifications did not, of course, cover all possible situations. Where the work is for a private owner, but the contract is not recorded, and a bond is not required, a lien will affect the property if it is recorded within 60 days from the date the last work is done or the last material is furnished on the job (Louisiana R.S. 9:4812). This period begins to run only on the date the last work is done, whether it is done by the person claiming the lien or not. Thus, for example, if a plumber worked on a job on March 1, but the painter did not finish his work on the same job until May 1, the 60 day period, even as to the plumber's lien, does not begin to run until the painter finishes his work on May 1. Where the work is for a private owner, and the contract is recorded, but a bond is not required, liens must be filed within 30 days from the date of the recordation of the owner's acceptance.

Schwartz Supply Co., Inc. v. Zimmerman, 228 La. 261, 840 So. 2d 438 (1955).

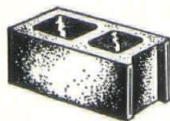
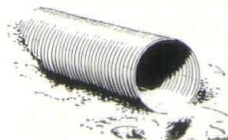
Where there is a public contract, that is, a contract to erect a building for a public agency, the lien period is 45 days from the date of recordation of acceptance of the work by the governing authority (Louisiana R.S. 38:2242).

When does the period start to run? It begins the day *after* the event which starts the period. Thus, if the work is done for a private owner, a contract and bond is recorded, and the owner's acceptance is recorded on April 1, the 30 day lien period begins on April 2. The day of completion of the work, or the day on which the acceptance is filed, is not counted. It is not, however, necessary to allow an additional day at the end of the period. Thus, for example, where there is a private contract, with a contract and bond, and the owner's acceptance is recorded on March 10, the period begins to run on March 11. Liens must be filed on or before the 30th day from that date. Since March has 31 days, the last day on which a lien could be filed would be April 9. The lien certificate from the Clerk of Court should then be dated April 10.

Of course, if the contract is one dealing with a public work, the period within which liens must be filed would be 45 days, rather than 30 days. If no bond is required and the contract is not recorded, then the period stipulated in the agreement should be 60 days. If the contract is properly and timely recorded, then the 30 day period applies, even though a bond has not been required. In this situation, the bond would protect the owner, but would not shorten the period within which a lien could be recorded.

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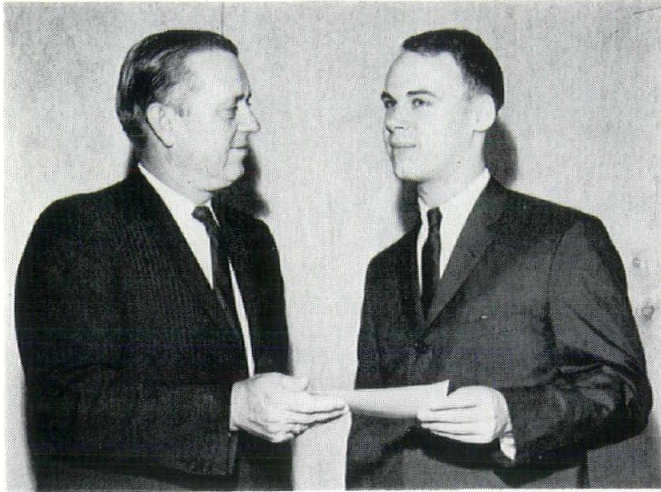
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Tulane Student Awards



William E. Bergman, left, president of the New Orleans AIA Chapter and Charles H. North, scholarship recipient.

Two students in the School of Architecture at Tulane University have been awarded scholarship grants totaling \$1,900 by the American Institute of Architects, according to announcement by Dean John W. Lawrence.

Presentation of the grants was made May 3, at Tulane, by William E. Bergman, president of the New Orleans Chapter of the American Institute of Architects.

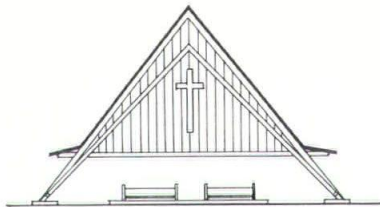
The larger of the awards, \$1,500, was presented to Charles H. North of Jackson, Miss., who will use the grant toward study for a Master's degree in Urban Design, at Harvard University.

Bergman said that the AIA foundation award to North was made through the Waid Education Fund and is awarded to outstanding students for scholarship and the promotion, knowledge and appreciation of fine arts. North was one of only eleven students throughout the United States selected for this grant.

William C. Lammey of Memphis was presented a check for \$400 by the AIA foundation. Both North and Lammey will receive the Bachelor of Architecture degree from Tulane this June.

Money for the award to Lammey was given to the AIA foundation by the National Board of Fire Underwriters. The gift

(Continued on Page 20)



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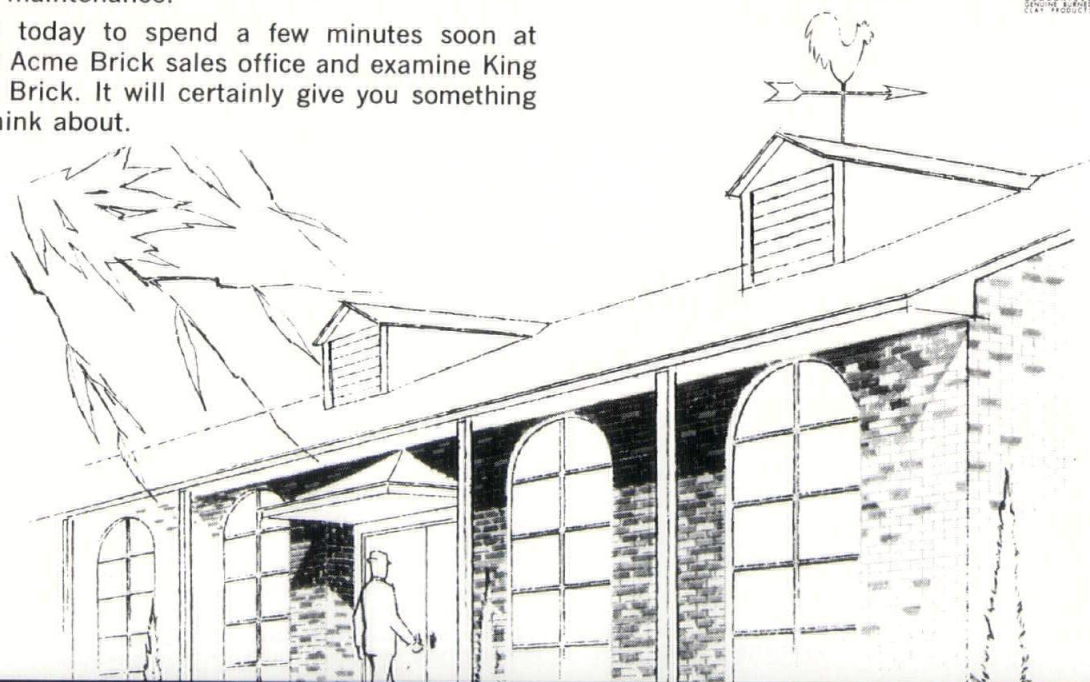
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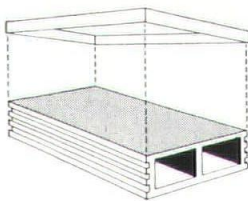
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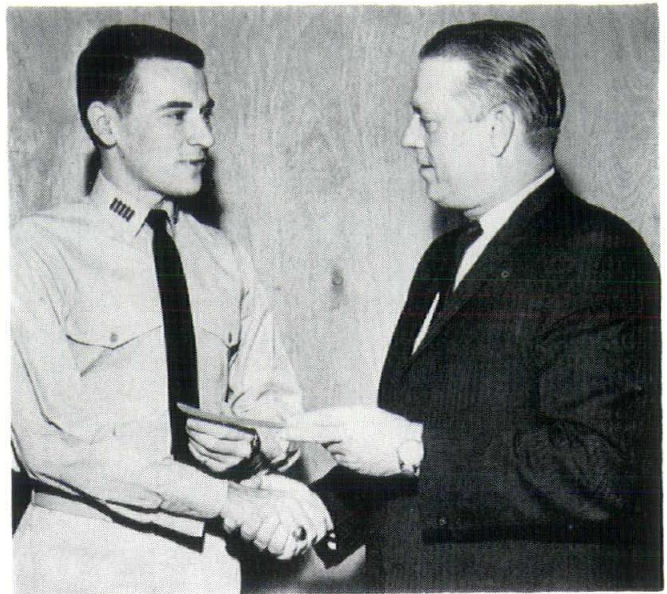
Baton Rouge, La.

TULANE STUDENTS—

(Continued from Page 18)

is used to establish scholarships to aid undergraduate students in their study of architecture, according to Bergman.

Lamney was one of 61 undergraduate students in this country selected for this grant.



William S. Lamney, left, award winner, and President Bergman.

Obituary

Howison Perkins Wainwright, 77, a retired architect of New Orleans, died April 30, at a New Orleans hospital.

Wainwright helped design the Tulane stadium, Hibernia Bank Building and the Saenger theater. He designed a number of schools and hospitals and had done structural engineering for a number of steel mills for the United States Steel Corp.

Dear Mike:

A member of the Tri Parish Planning Commission (Orleans, St. Bernard and Jefferson Parishes) asked me to solicit our Architectural Members for someone interested in a position as Director of the Tri Parish Planning Commission. If you have space for a fill-in in the magazine or the Blue Print you might advertise for a person who wishes to submit their qualifications to the Commission's Office in the City Hall, New Orleans. The salary would be approximately \$12,000 per year. Don't refer them to me, but to the Tri Parish Planning Commission.

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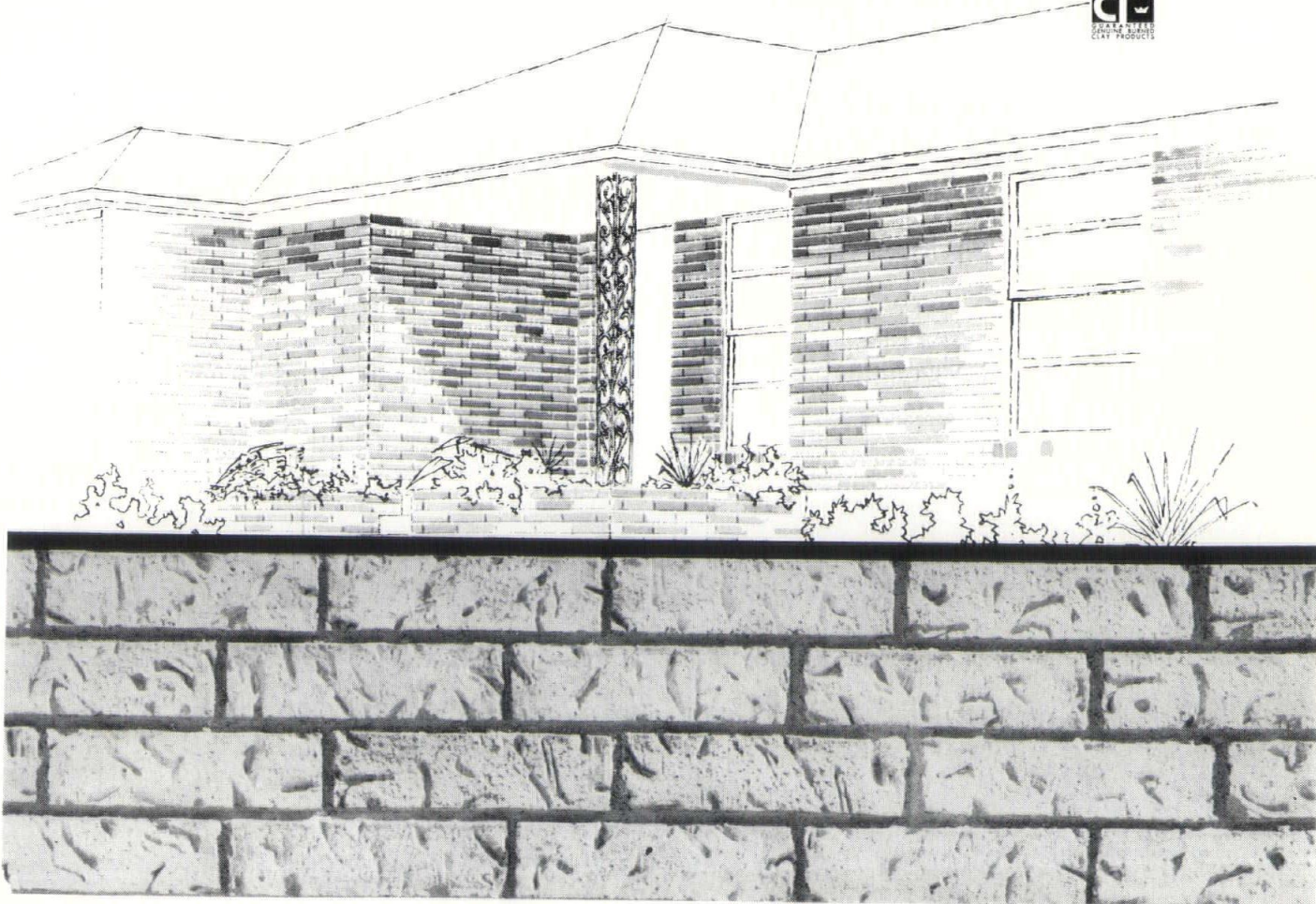
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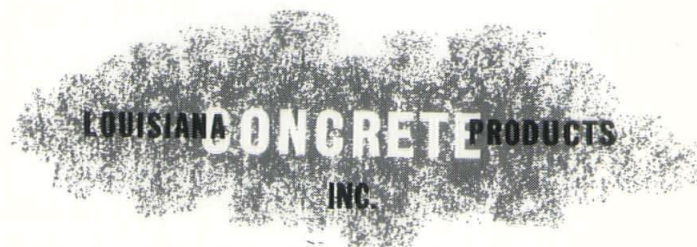


Photo by Dave Gleason

Sharon Hills Elementary School, Baton Rouge, La. **Owner:** East Baton Rouge Parish School Board. **Architects:** LeBlanc & Deen. **Contractor:** Milton J. Womack. **Pre-stressed Concrete** by Louisiana Concrete Products, Inc. **Base Bid,** \$493,000.

Is Time An Important Factor in Your Plans?

How often can you recall hearing about a project being completed 10 months ahead of schedule? Sharon Hills Elementary, a complex consisting of five buildings (including 18 classrooms, a "cafetorium" and an administrative wing), was scheduled to be completed on June 15, 1964. Contractor Milton J. Womack, who has acquired quite a reputation for honoring time schedules, reports that the actual completion date will be September 1, 1963. Louisiana Concrete is pleased to know that its products are contributing generously to this saving in time and money.



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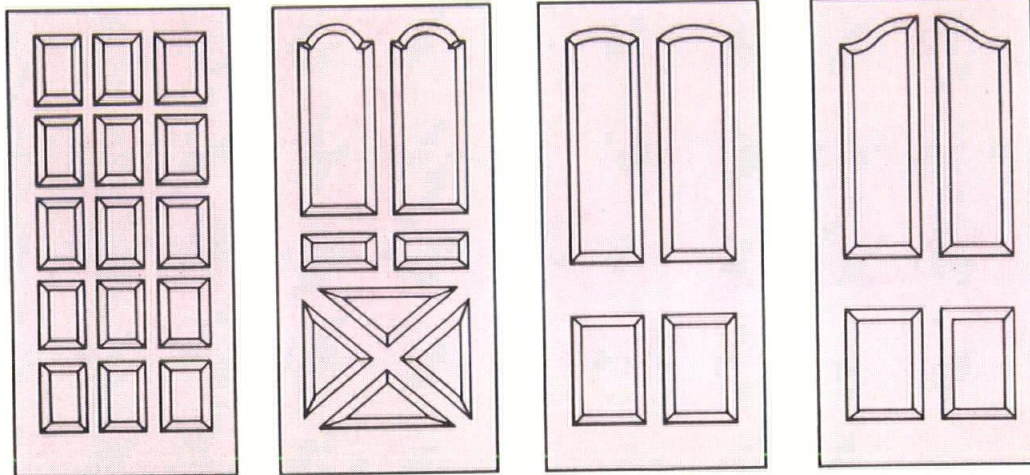
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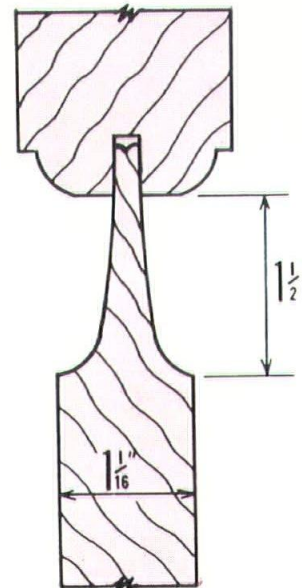
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