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EMPIRE STATE ARCHITECT

SEPTEMBER 1971 VOLUME 31, NO. 3

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NOTICE
Shop Drawing Practices—Updated
(Part II)
by Samuel M. Kurtz
will not appear in this issue as announced
but is scheduled to continue in the
December 1971 Empire State Architect

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President's Message

Fellow Architects!

Anyone who heard me speak at any of the Chapter meetings around the State knows that I am "gung ho" on active participation in professional organizations and professional affairs. So, it shouldn't be too much of a surprise that I am strongly urging each of you to set aside your normal activities part of the week of October 18th to attend our Annual Convention and Conference.

The growing involvement and interrelationships between Architects and the State Agencies, State Legislature and Executive Department mandates that we have frequent contact, individually and collectively, to better understand each other's needs and problems and to strengthen what must be a joint effort to "insure the advancement of the living standards of our people through improved environments; and to make the profession (and the State) of ever increasing service to society".

Beyond this there is the further opportunity to play a vital role in the "grass roots" direction of the Association and establishment of future policies and priorities of service. Your ideas, your thoughts, your voice and your willingness to assist in carrying through with current and new programs will be enthusiastically welcomed and channeled into constructive action.

Enclosed with this issue is a complimentary copy of the first statewide "Recommended Schedules of Compensation". This has been produced, after great effort and expense, as a guide to the constituent organizations and individual members. Despite the somewhat sour economic climate, it is essential we rethink our attitudes concerning not only methods, but levels of compensation. While we are basically a service profession, there is still an obligation (and necessity) to enable our offices to provide for its employees and to maintain a reserve for times of "drought". This can only be achieved by universal agreement in upholding Recommended Schedules.

Needless to say, a little mixture of fun and recreation with business never hurt anyone. Our Convention Committee, working all year, is presenting an outstanding program to meet the many divergent interests and tastes. We look forward to you being part of the action.

SEE YOU AT THE CONVENTION!

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### Certificates of Merit

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<th>Category</th>
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<tr>
<td>UNIVERSITY STUDENT CENTER</td>
<td>Adelphi University Garden City, New York</td>
<td>Warner, Burns, Toan &amp; Lunde</td>
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<tr>
<td>TOWN HALL</td>
<td>Parma, New York</td>
<td>Corgan &amp; Balestiere</td>
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<tr>
<td>PARK AND PLAYGROUND</td>
<td>Rochdale Village Queens, New York</td>
<td>Richard G. Stein &amp; Associates</td>
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<td>BUFFALO COLLEGE LIBRARY</td>
<td>State University College Buffalo, New York</td>
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<td>KLEIN BEACH HOUSE</td>
<td>Westhampton Beach New York</td>
<td>Stephan Marc Klein</td>
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### Honorable Mention

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<tr>
<td>GREAT NECK LIBRARY</td>
<td>Great Neck, New York</td>
<td>Gibbons, Heidtmann &amp; Salvador</td>
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<td>GRACIE PLAZA</td>
<td>E. 89th St. &amp; York Avenue New York, New York</td>
<td>Horace Ginsbern &amp; Associates</td>
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<td>COLUMBUS HOUSE</td>
<td>West 95th St. &amp; Columbus Ave. New York, New York</td>
<td>Horace Ginsbern &amp; Associates</td>
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<td>QUADRANGLE BUILDINGS</td>
<td>Suffolk County Community College Selden, New York</td>
<td>Dobiecki &amp; Beattie</td>
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<td>ST. LAWRENCE THE MARTYR CHURCH</td>
<td>Sayville, New York</td>
<td>Dobiecki &amp; Beattie</td>
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<td>SOUTHBRIDGE TOWERS</td>
<td>Gold, Fulton &amp; Pearl Sts. New York, New York</td>
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<td>GRADUATE CENTER</td>
<td>City University of New York 33 West 42nd St., New York</td>
<td>Carl Pertrilli</td>
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<td>NEITLICH RESIDENCE</td>
<td>Oyster Bay Cove New York</td>
<td>Bentel &amp; Bentel</td>
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The high visibility of this landmark building marks it as an informal and busy center of student activity. It is a distinct departure from campus lecture hall type buildings in its successful endeavor to express the informal atmosphere of the commuter students, and faculty who enjoy this building. The interior focuses on a three-story well with balconies, lounges, committee rooms and snack bars.

PROJECT: University Student Center, Adelphi University, Garden City, New York
ARCHITECTS: Warner, Burns, Toan, Lunde
ENGINEERS: Structural: Severud, Perrone, Sturm, Conlin and Bandel
Mechanical: Kallen and Lemelson
INTERIORS: Chandler-Cudlipp Associates, Inc.
GENERAL CONTRACTOR: A. D. Herman Construction Company
This town-hall contains all the facilities for town meetings, offices in a cluster-type building which reflects an interesting residential character and also provides for the offices required for a small town.

PROJECT: Parma Town Hall, Parma, New York
ARCHITECT: Corgan & Balestiere, Rochester, New York
CLIENT: Town of Parma
GENERAL CONTRACTORS: Logic Construction Company

PARMA TOWN HALL
Parma, New York
An exciting house rising on stilts over the Atlantic Ocean dunes offers a world of interest with dramatic angles, vistas, slopes and lighting. Surprising contrasts of opened and closed areas stimulate discovery and enjoyment in this new house.

PROJECT: Klein Beach House, Westhampton Beach, New York
ARCHITECT: Stephan Marc Klein
OWNER: Mr. and Mrs. Kalman Klein
ENGINEER: Richard Genova
CONTRACTOR: LWJ Builders
CERTIFICATES OF MERIT

STATE UNIVERSITY COLLEGE LIBRARY
Buffalo, New York

A clean, crisp well-articulated college library is the crossroads of student activity; the general community and faculty are also invited into the life of the building by its central location. The openness created within the interior spaces and the strong statement of the exterior is especially suitable for a college/community library.

PROJECT: Buffalo College Library, State University College at Buffalo, New York
CLIENT: The State University Construction Fund
ENGINEERS: Structural: Garfinkel & Morenberg
          Mechanical: Segner & Dalton
LANDSCAPE ARCHITECTS: A. E. Bye & Associates
CONTRACTORS: Siegfried Construction Company, Inc.

Photo: Bill Rothschild
ROCHDALE PARK AND PLAYGROUND
Queens, New York

This 10-acre park and playground serves both a school and a housing development and provides for playfields, tennis, ice skating, play equipment, sitting areas, picnic tables, lockers, toilets and supply shop.

The flat site has been turned into a series of hills useful for physical separation as well as visual relief. The design is well disciplined by horizontal and vertical modules which relate slopes, lines and levels. The challenge presented by the program and the site, together with the flexibility of the design solution appealed to the jury.

PROJECT: Park and Playground, Rochdale Village, Queens, New York
ARCHITECTS: Richard G. Stein Associates
OWNER: Department of Parks, City of New York
ENGINEERS: Structural: Fraioli-Blum-Yesselman
          Mechanical: Kallen and Lemelson
GENERAL CONTRACTOR: Petracca & Sons, Inc.
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Efforts Of Coordinating State Agencies

by John P. Jansson, AIA, Executive Director
New York State Council on Architecture

"Although there are significant exceptions, the policies of many (state) agencies responsible for such construction have tended to discourage the achievement of high architectural quality. It is hereby further found that delays in the processing of plans, bureaucratic resistance to innovation, fee levels inadequate to attract architects of outstanding ability, reliance on old solutions for new problems, combined with a widespread belief among architects that such agencies have no interest in good design, have all had an adverse effect on attaining desirable architectural standards.

It is hereby declared to be the policy of the state, ... to strive for architectural design of the highest quality in all state and other construction activities, and to create a council on architecture for the purpose of implementing such policy." (1)

The Council on Architecture, created by the above Enabling Legislation, began its operations in 1968 by defining the scope of its work. The Council found that there was no available tabulation of the agencies and public benefit corporations involved in design, planning and construction in New York State, nor was there a computation of the annual dollar volume under contract.

In order to proceed with its broad range directives, the Council gathered and compiled the data in Inventory Phase I which was published in August 1969. The Inventory listed all 45 agencies responsible for design, planning and construction, the personnel of each agency, their addresses and telephone numbers. It further listed the annual dollar volume of design, planning and construction under contract in each agency.

This initial study indicated that 10 agencies were responsible for 90% of the 3.4 billion dollars under contract for fiscal 1968-69.

The Council on Architecture thus had a definition of the perimeters of its work within the State. However, there were other elements, such as the general condition of the building industry and the economical climate, that had to be considered.

New technological hardware was being developed without the necessary software skills to support them. Conventional construction costs were rising. Market conditions were often "abnormal" and the reasons were usually unknown. Interest rates were rising and mortgages were becoming difficult to obtain. All these factors contributed to the need for innovative concepts to solve the increasing malaise in the building industry.

The years during which the Council has been operating and particularly 1970-71, have indicated that the state government, as well as federal, county and city governments, must develop methods to construct public facilities more efficiently, in less time, with improved programming and with less expenditures in order to approach even the partial needs of the citizenry.

The inflated/depressed economy, the spiraling inflation of construction costs, the lack of coordination in government, and the outdated laws governing public building all contribute to a situation in the building industry that the Council believes is critical.

The Council, although severely curtailed by lack of funds and personnel, is working on several related projects in an attempt to solve some of the serious problems that now face the building industry throughout the State. The State Agency Coordination and Improvement Program is one project that should contribute to the goal of realizing manhour and actual dollar savings on design, planning and construction projects, and improving the functional and aesthetic quality of public buildings.

The first segment of the Agency Coordination Program was to initiate an additional, more detailed, study of state agencies. Inventory Phase I suggested that there was little or no uniformity in the methodology and very little communication among agencies with similar problems. Several areas such as: Selection of Consultant (architect, engineer, planning program), Operating Procedures and Payments (to consultant and contractors), Site Selection, Functional Programming, Drawing/Specification Format, Construction Procedure, etc. seemed to be causing recurring problems in addition to consuming an inordinate amount of time, effort, and expense in proportion to expenditures for the balance of the work. The Council, therefore, decided to conduct Inventory Phase II, a study of the operating methods and procedures of the ten major state agencies.

The Inventory, published in March 1971, contains three major sections. The first explains the background, problems and computation of the Inventory. In Section II the attitudes and practices of each of the major agencies and tabulated and discussed individually as Agency Profiles. The Profiles were taken from meetings with agency personnel and drafts were sent to the agencies for final editing and comment. The Profiles were considered complete only when the agencies felt that their operating methods were accurately reflected. Section III, Comments and Recommendations, is comprised of editorial conclusions that discuss the efficacy of the widely varied methods and procedures. This study of the major agencies' operational formats will serve as the basis for recommended uniform formats. Uniform operation methods could, if implemented, solve some of the problems that cause increased design, planning and construction costs, and lower the quality of design and construction. The Council on Architecture plans to draft procedures in 1971-72 for the implementation of simplifying and standardizing methods that will expedite the design and construction of public buildings.

The Council believes that it is of prime importance to coordinate, modify and improve the methods and procedures of the agencies and quasi public benefit corporations that constitute an important segment of the
building industry in New York State and that if these procedures, tailored to reducing the cost of public construction and improving the usefulness of the buildings, are not developed now, the status of public construction will continue to reflect the findings of the Legislature in the Council’s Enabling Act.

Another important facet of the Coordination Improvement Program is the work of the Architecture-Construction Information Committee. The Architecture-Construction Information Committee, comprised of executive representatives from the major agencies, was established to provide communication and cooperation between state agencies at an operational level. The aim of the Committee is to explore and develop more efficient means for fulfilling respective agency responsibilities.

The sharing of common problems has led to new awareness regarding cost control at many levels of the planning, design and construction process.

For example, during a discussion at an Architecture-Construction Information Committee meeting, the representatives learned that several construction jobs were projected, by their respective agencies, to be bid in one region during the same time period. It became obvious that this condition would produce a flooding of the market and, in all probability, the jobs would have few bidders and the actual construction costs would rise well over the budget estimates. Consequently, the agencies involved realized the need for coordinating their construction schedules. A bidding schedule for all jobs was drawn up, the projects let, and all bids received under or equal to the budget estimates.

The work of the Ad Hoc Legal Sub-Committee is particularly indicative of the Council’s concern with updating the framework of the laws governing design and construction in the State of New York. The Ad Hoc Legal Sub-Committee was established to study and identify archaic laws and, if necessary, to continue beyond its initial exploration to make recommendations for improvement of the law. The Sub-Committee reported that many laws provide a framework which creates unsatisfactory facilities, discourages minority or small business, penalizes outstanding contractors, discourages innovation and drains local government resources.

The Sub-Committee further reported that the laws, as presently constituted, are a contributing factor in the cost escalation of design and construction of public buildings in New York State. “The law’s rigidity prevents agencies in many instances from adopting new management techniques and using technological and systems innovations. It prevents them from actively seeking out the best contractor and choosing the most economical method of contracting for a particular project. A flexible law which establishes guidelines for agency action rather than mandating a course of action to be followed for every project, regardless of its particulars, is essential if the design, planning and construction agencies are to meet their responsibilities to the people of the State by expeditiously converting programs into construction on time within the budget.” (2)

On the basis of these findings, the Council on Architecture submitted a Proposal to Governor Rockefeller and the Legislature on January 18, 1971 requesting funding for a special work force to examine and rewrite the laws of New York State governing design, planning and construction. Although the 1970 session of the Legislature was not able to fund this project, the Council will continue to advocate that the project be funded in 1971-72.

The Council on Architecture believes that the continuation and, in fact, acceleration of projects such as the legal study and the Coordination and Improvement program are crucial. Savings in manhours and actual dollars, improved facilities and higher quality design and construction are goals which must be attained if man is to build a more effective, richer and pleasant life through the creation of an improved working and living environment.

(2) Report of the Ad Hoc Legal Sub-Committee of the Architecture-Construction Information Committee — September 10, 1970
The policy and purpose of New York State's Housing Laws, broadly defined, are "to provide safe and sanitary dwelling accommodations for persons of low income." In carrying out this policy, the old State Housing Board and since 1939 its successor, the State Division of Housing and Community Renewal have developed design standards geared to provide for the health, safety and comfort of the tenants, and to insure the financial security of the investment by developing design and construction standards that will produce a building that will endure the wear and tear of time and people. The excellent physical condition, long waiting lists of tenants and sound financial condition of projects built to the specification of these design standards over 40 years ago under the State's first housing program, the Limited Dividend Housing Law, attest to their soundness and vitality.

The State's housing programs have remained sound and vital because they have been based primarily on performance standards whose flexibility has accommodated new products and materials over the years without compromising the basic integrity of the program's physical requirements. This physical flexibility has also allowed the architect to give full range to his creative talents.

The confidence of the Division of Housing and Community Renewal in the individual talents of the architect is spelled out in the introduction to our design standards. "Architects are expected to use judgment and imagination in the preparation of plans and specifications. The Division welcomes all efforts to improve the livability and architectural quality and to insure the economical construction and operation of projects."

The linking of quality and economy in the same prologue is by no means restrictive. We know from long experience that the two objectives can be achieved in a project, and we therefore insist upon it.

In order to give due recognition to the architect who best functions within these dual requirements, the Division in 1967 inaugurated an annual Award for Excellence in Planning and Design for the architectural firm that plans and designs a project which excels in quality within the cost limitations of our programs, and which, at the same time, achieves a harmonious physical and psychological union with the surrounding community. A look at the projects which have thus far earned awards for their architects, gives a good indication of how the Division is able to achieve a diversity and uniqueness in project designs within the confines of its design standards and financial limitations.

Depew Manor, a 48-unit, State Aided low rent project for the aging in Nyack, won for its architect, Louis Gardner, the Division's 1968 award for Excellence in Planning and Design.
SENeca TOWERS
In 1970 the architectural firm of Stevens, Bertin and O’Connell of Rochester was presented the Award for Excellence in Planning and Design for Seneca Towers, a 506 unit development for the aging in Rochester.

WESTGATE APARTMENTS
The architectural firm of David Todd and Associates won the Division’s 1969 Award for Excellence in Planning and Design for its plan and design of Westgate Apartments, a 427-unit, State-aided middle income housing development located in New York City’s Westside Urban Renewal area.

The uniqueness and diversity of these designs and the firms which produced them indicate the ability of the architectural profession to respond to the strictures contained in the State’s housing programs.

In 1967 the first award was the architectural and engineering firm of Cadman and Droste of Troy, New York, for the plan and design of John F. Kennedy Towers, a 265-unit apartment development for the aging in Troy. The 21-story building gives the appearance of being round because of its 21 facades of the precast concrete panels appended to a concrete frame.

The unusual shape was dictated by the adverse subsoil conditions of the site which did not permit usual site layout and topography. In addition, the core was placed in the center of the structure, with the public hallway encircling this core and all apartments radiating off the hallway. As a result every room in every apartment offers an unobstructed view and no apartment windows face any other windows.

The pre-cast concrete panels are an off-white color and the frames of the window insets are annodized bronze aluminum. Lower floors of the building contain recreation, lobby, lounge and community kitchen facilities as well as management and health inspection offices. The heating system is unique in that while it is normally oil-fired it can be switched over to gas with no loss of operation.

A completely different approach was used by architect Louis Gardner of New York City who won the 1968 award for his plan and design of Depew Manor, a low-rise project of 48 units for the aging in Nyack.

The plans for Depew Manor provided for 24 efficiency and 24 one-bedroom apartments in a row of attached two-story buildings placed on the site to create an enclosed courtyard area. By placing the one-bedroom apartments on the second-floor level, the architect was able to create a natural portico beneath, to provide a covered passageway surrounding the inner courtyard. The covered passageway enables the elderly tenants to enjoy the pleasure of being outdoors while remaining in a sheltered area.

Other design features include two small gardens with fountains and reflecting pools, and terrazzo checker tables in the sitting areas of the courtyard. A community building with a kitchen is also available as a senior citizen’s center for meetings.
The overall structure used face brick, concrete and a vinyl-covered plywood, thereby giving all exposed surfaces a maintenance-free finish in keeping with the limited maintenance and operation budgets available for low rent projects.

Redevelopment of a small parcel in the West Side Urban Renewal Area in Manhattan earned architects David Todd and Associates of New York City the Award for Excellence in 1969 for their plan and design of Westgate Apartments, a 427-family unit development.

Since the land allocated for Westgate Apartments had to conform to the availability of parcels in the urban renewal area, the project's site took on an unusual configuration. Aware of this limitation, the architects developed an imaginative plan which called for the construction of two 14-story residential buildings, interconnected at ground level to minimize tenant exposure in bad weather, and an adjacent two-story commercial structure. Each residential building contains a glass-walled lobby decorated in slate and brick tile, and an inner court between the buildings has been landscaped and sculptured to provide a protected lounging and recreation area for leisure-time activities.

The 14-story buildings are finished in a blend of brown brick and exposed concrete with a slate veneer in the areas below the recessed balconies.

Last year the architectural firm of Stevens, Bertin and O'Connell of Rochester was presented the Division's excellence in design award for their plan and design of Seneca Towers, a 504-unit, high-rise project for the aging in Rochester. The architects took full advantage of the natural beauty of the surrounding landscape by designing a physically handsome structure which offers its elderly residents a most striking view of the Genesee River.

Seneca Towers consists of a 22-story building which is finished with light buff brick panels alternating with aluminum curtain walls with an acrylic bronze finish. The curtain walls consist of a sliding window over a bronze colored porcelain enameled panel.

The project has a large air conditioned community room raised up on columns which offers a broad vista of the Genesee River to the west. The community room has a kitchen which may be utilized for public functions. Space has also been provided for a hobby room, a library, and visiting nurse's office and each floor of the building has two public lounges with balconies. The lounges, community room and public halls are all carpeted.

These projects, and others less heralded which have been built under our programs, are a clear demonstration that quality and economy can and should be the only accepted standard for housing construction.

America's housing stock is one of the most important physical assets on the Nation's balance sheet, and it is the function of the architect to see that that national asset should grow and flourish, not only in numbers to meet the needs of our growing population, but in all the grace and style of which the architect's imagination is capable so that we may pass on to future generations a legacy, which will be preserved and cherished. These are the goals for which we strive in the State Division of Housing and Community Renewal, and these are the heights which we believe we reach. Our ability to achieve these heights within the given construction and cost parameters is a credit to the architects participating in our program. Better than these words, the buildings they are creating will long stand as a testimonial to their achievements.
Give this Hillyard manual an inch on your reference shelf...you’ll get untold mileage from it

With all material written in accordance with the suggestions and specifications of the A. I. A. and The Construction Specifications Institute, this manual contains:

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Open Education
Open Planning

DIVISION OF EDUCATIONAL FACILITIES PLANNING

by William B. Haessig, Director

It's a new look and many school districts in the state are trying it with help from the State Education Department. To quote an article in the May, 1971 "School Facilities Planning and Management Newsletter":

"OPEN EDUCATION – OPEN PLANNING"

Many educators and other interested parties are expressing concern that, increasingly, schools have become rigidly confining, sterile work places that "turn off" alarming numbers of students. Freer, more flexible "open education" which would revitalize the educational process is gaining attention because of some positive accomplishments. Commissioner Nyquist has said of this kind of education, "Respect for and trust in the child are perhaps the most basic principles, with assumption that all children want to learn and will learn, if the emphasis is on learning and not on teaching, on each child's thinking process and not on rote, on freedom and responsibility rather than conformity and following directions."

Hand in hand with "open education" we are seeing an increasing number of plans for school construction based on varying degrees of "open planning." It becomes evident that definitions of "open planning" are necessary. From the educational, as well as the architectural point of view, the prime purpose of a school building must be to house an educational program. To this end, the architect's goal reduces quite simply to the fact that the building must not get in the way of the educational program—not a new theory—and must not compromise the health and safety of pupils. The desire for "flexibility"—the maxim of the sixties—placed great import on folding partitions moving dutifully on very inflexible ceiling tracks. True flexibility must allow the building to accommodate the educational program of today, as well as years in the future, with a minimum of construction and mechanical effort. Varying organizational patterns, educational groupings and innovations call for the flexibility of more open or more closed space, defining contemporary requirements such as material and resource centers, "individual study", large and small group instruction, seminars, and whatever future educational concepts may dictate. Desirable flexibility would allow for redefinition of various space immediately, some over a weekend or others over a summer. In this regard, it is pointed out that "clear span" space is not absolutely essential, since columns can be successfully integrated with flexibility.

The term "open planning" means different things to different people. Since fire/safety considerations are seriously affected, it is important to establish those principles which form the basis for our review and evaluation.

For many years schools have been planned on a series of self-contained classroom areas, typically, on each side of corridors which led to exterior doors. Fire safety requirements of the Manual of Planning Standards of the Division were formulated for this type of design and did not readily accommodate the innovative design concepts of "open" and "loft" plans.

Based on an analysis of the many plans submitted for projects reported to be open planning, four "types" of openness emerged—three of which are very closely related. These three (1) "open to noise," (2) "open to vision," and (3) "open to smoke," can all be achieved by elimination of the traditional walls between classrooms and corridors. Wardrobes, bookcases, counter units, and other furniture, as well as teaching walls of chalk and display boards, replace such walls. The fact remains, however, that truly self-contained classroom areas can be, and often are, defined by these pieces of furniture, and exit from a room can be, and often is, limited to one or two restricted openings. With these conditions, defined circulation spaces (corridors) are essential and the usual fire/safety requirements of the Manual will continue to apply. These requirements include the basic consideration of remote means of egress from a space of pupil occupancy into separate smoke zones.

ONLY with the fourth type of open planning, (4) "open to circulation", can different criteria for exiting be applied. When spaces of pupil occupancy within an open area are defined by furniture, etc., in such a way as to allow students to circulate freely from one space to another, the total open space can be considered, for exiting purposes, as a single space.

The basic consideration of exits into separate smoke zones still applies; however, the distance of travel within the total open space along the line of travel to a separate smoke zone may be up to 100 feet. Allowing for the varying positions of movable furniture and the unlikelihood of straight line travel, this dimension is designated by the Division as a 75 foot radius, i.e., no point in an open planned area may be more than a 75 foot straight line distance to a door opening into a separate smoke zone. In practice, this would mean that combinations of 75 foot arcs swung from smoke doors must blanket the open area. Corridor exitways, in the usual sense, are not required. The concept of free circulation must be preserved by the location of movable furniture, and any locations which would compromise exiting must be avoided.

(continued next page)
Although corridors are not generally required for exiting, very detailed consideration must be given to the circulation of students—both small and large groups—throughout the space. Such circulation space is essential for the successful day-to-day functioning of the school and must be reflected in furniture layouts and the overall square footage of an open planned area. When selecting furniture, we urge constraint. It would seem prudent to order “just enough” initially, leaving further acquisitions to be dictated by experience and developed educational programs.

Generally, air conditioning (cooling) is necessary in open-planned spaces when teaching areas are located in the interior of a building and do not have the ventilation and visual attributes common to self-contained rooms on exterior walls.

Caution: Open planning approved on the concept of free circulation within a space runs the risk of being very inflexible, since future work to adjust to changing educational trends or to create self-contained classrooms which have approvable exits and educational environment may be nearly impossible, or at least impractical and expensive. For true flexibility, we encourage that open-planned areas be carefully studied and designed to accommodate not only the open-planned concept, but also future teaching areas based on defined corridor areas. This possible “hedge” for the future may go a long way in providing that the building does not get in the way of the educational program.”

Just how does this Division in the State Education Department relate to this concept? We have a relatively small staff and a large dollar volume of public secondary and elementary education building each year. Our professionals are divided between Educators (8), Engineers (5), and Architects (5). Our responsibility is to act for the Commissioner of Education in the.

(1) Approval of sites, plans and specifications for buildings in reference to long-range comprehensive district plans, educational adaptability, adequacy, environment, accessibility and cost to maintain healthful and safe conditions (Section 408, Education Law).

(2) Approval of space occupied by students to ensure health and safety including temporary quarters owned or leased (Section 409, Education Law).

(3) Administration and review of annual fire inspection reports for approximately 4750 public schools and 170 community colleges (Sections 807a and 807b, Education Law), as well as the inter-connection of school fire alarm systems with fire departments affording protection (Section 807c, Education Law).

(4) Preparation of cost reports of school building construction (Section 2117, Sub-division 3, Education Law).

(5) Preparation of standards, and assignment and establishment of capacity for school buildings in the matter of determining school building aid (Section 3602, Education Law).

These jobs are accomplished through the performance of the following functions:

(a) Regulatory
(b) Technical Assistance and consultations
(c) External reporting
(d) Planning and preparation of publications.

To facilitate our regulatory responsibility in planning, districts meet with our professional staff and submit
preliminary plans and final plans and specifications for the Commissioner's approval. These plans are reviewed in conformance with our "Manual of Planning Standards" and other pertinent state and national codes and are based on educational specifications developed by the Division's educational specialists in consultation with the school district concerned. This loose-leaf manual has been prepared specifically for student occupancy of buildings, supersedes all other local codes and regulations and is constantly updated to insure adherence to the latest health, comfort and safety considerations. The updating is often a result of suggestions from architects and engineers and participation of our staff in technical meetings including an electrical advisory committee, gas advisory committee as well as other interested state officials. An advisory committee to the Division of Educational Facilities Planning is a source of consideration and evaluation of not only material for the "Manual of Planning Standards" but also for adequate educational standards. The Committee is comprised of: educators, building officials, research and development organizations, school buildings and grounds experts and architects and engineers. Educational standards are further related to the recommendations of other Education Department specialists.

We are of the opinion that our consultations and regulatory functions result in excellent quality school buildings at a minimal cost - especially apparent when the square foot cost of public elementary and secondary buildings is compared with similar quality structures designed for other educational or municipal purposes. Our "Semi-Annual School Cost Report" of March, 1971, listed $28.60 as the overall median for elementary, junior high and high school. This is particularly interesting in that our school districts are subject to the limiting provisions of the General Municipal Law and the Local Finance Law which require separate contracts, equivalency clauses, state labor rates, etc.

As a state agency concerned with a major volume of public construction, we are represented in the Architects and Contractors Advisory Committee (ACIC) of the New York State Council on Architecture. This organization has sponsored many desirable reforms in public work. Through their efforts we hope that further improvements will be forthcoming relating to construction management, contracting and a restudy of existing state laws which do not permit some recommended new construction practices which are felt would save considerable construction cost. Changes in the laws would, we feel, implement such practices as Systems Buildings, Construction Management, Fast-Tracking and Turnkey. All of these proposals have received considerable publicity of late as a means of reducing construction time and thereby saving money. We are presently cooperating in any way possible within the boundaries of existing statutes to help architects and engineers use some of these innovations to prove or disprove the claims made and we should, in a short time, have some interesting statistical data to make available.

Several years ago when I was appointed to the position of Director, the Commissioner of Education gave me the following charge: "Change the image of this Division to one of being consultative and helpful but not forgetting our regulatory responsibility". I think we have followed his directions and expect to continue to do so in the future.
Building Types Listing

The separation of buildings into five categories is for the purpose of indicating their relative complexity and their resulting demand of the time, skill, creativeness and professional knowledge of the Architect, his staff and consultants.

The amount of professional services required on different types of buildings varies widely.

Basically, the amount of work measured in man-hours which is required in the rendering of his professional services determines the amount of compensation an Architect must expect.

The small building will ordinarily require more time per unit of volume or construction cost than will a larger building of the same type.

GROUP I

Monumental buildings, custom residences and other facilities requiring consummate design skill and much precise detailing.
- Mausoleums, Memorials, Monuments
- Museums
- Custom residences
- Specialized decorative buildings
- Custom Designed Furnishings

GROUP II

Structures of exceptional character and complexity of design or requiring comparatively large amounts of scientific, mechanical and electric equipment.
- Aquariums
- Auditoriums
- Airport control towers
- Art Galleries
- Banks, Exchanges and other financial institutions
- Breweries
- City Halls and Courthouses
- College Buildings with special facilities
- Communications Buildings
- Extended Care Facilities
- Exposition Buildings
- Hospitals
- Laboratories
- Libraries
- Medical Schools
- Medical Office Facilities & Clinics
- Mental Institutions
- Mortuaries
- Observatories
- Private Clubs
- Public Health Centers

GROUP III

Structures of moderate complexity of design requiring a moderate amount of scientific, mechanical and electrical equipment.
- Cinemas
- College Classroom Facilities
- Convention Facilities
- Correctional and Detention Facilities
- Dining Halls (Institutional)
- Fire Stations
- Gymnasiums
- Hotels
- Laundries and Cleaning facilities
- Marinas
- Nursing Homes
- Office Buildings (with tenant improvements)

GROUP IV

Structures of conventional character and detail, requiring normal design, detail, mechanical and electrical equipment.
- Armories
- Apartments
- Bakeries
- Bowling Alleys
- Cold Storage Facilities
- Convents and Monasteries
- Dormitories
- Exhibition Halls
- Freight Facilities
- Hangars
- Manufacturing/Industrial Plants
- Motels
- Office Buildings
- Packaging and Processing Plants
- Printing Plants
- Public Markets
- Retail Stores (except Specialty Shops)
- Skating Rinks
- Service Garages
- Shopping Centers
- Supermarkets

GROUP V

Structures of simplest, utilitarian character which are without complication of design or detail and require a minimum of finish, mechanical and electrical equipment.
- Parking Structures and Repetitive Garages
- Simple Loft Type Structures
- Warehouses, exclusive of automated equipment
- Other similar utilitarian type buildings
- Farm Structures
- Industrial Buildings without special facilities

OTHER FACTORS

The Recommended Schedules of Compensation include Basic Services as described in A.I.A. Documents B131, B231 and B331, Standard Forms of Agreement Between the Owner and the Architect.

This issue of the Empire State Architect brings to members of NYSSA/AIA a free copy of the newly adopted Schedule of Compensation recommended for use throughout the State. Please retain the Schedule for future reference along with the above listing of Building Types. Additional copies which include the Statement of Services (B551) are available at $1.75 per copy by writing to NYSSA/AIA Headquarters, 441 Lexington Avenue, NYC, NY 10017.
RECOMMENDED SCHEDULES OF COMPENSATION

Based on a Percentage of Project Construction Cost

FOR STATEMENT OF SERVICES SEE AIA DOC. B551
FOR BUILDING TYPES LISTING SEE AIA DOC. B552

THIS SCHEDULE PUBLISHED JUNE 1971
NOTES TO THE SCHEDULES OF COMPENSATION

The Schedules indicate the rates of compensation for normal architectural services for both new and altered buildings as provided under the terms of Owner-Architect agreements based on a percentage of construction cost of the project (AIA Document B-131). It assumes the work to be let under a single stipulated sum contract and includes normal structural, mechanical and electrical engineering services.

Different schedules are provided because alterations to buildings involve many unforeseeable conditions that complicate and extend the scope and time of the normal basic professional services and thus cost the Architect substantially more to render. An alteration is defined as any architectural, structural, mechanical or electrical change made to an existing structure.

Additions to existing buildings inevitable involve alterations as well as new construction, and the compensation should be the rate for new buildings increased in proportion to the amount of altered work.

If the Owner requires an association or joint venture of two or more architectural firms for his project, it is recommended that the rate of compensation be increased due to added costs to the architects involved for coordination and administration.

When required by the Owner, construction work let under separate contracts or a cost-plus-fee basis or both requires an increase in the rate of compensation.

Prebidding of certain trades, such as site preparation, foundations or structure, requires extra work of the Architect and his consultants and requires a similar increase in the rate of compensation for that portion of the work bid.
RECOMMENDED SCHEDULES OF COMPENSATION

Based on a Percentage of Project Construction Cost

These Schedules are intended as guidelines and are not meant to supplant other Schedules of constituent organizations.
Article 28-A and 28-B Programs

Aware of the demand for new, modern medical facilities to meet the health needs of this State's population, and realizing the inadequacy and obsoleteness of many of the existing structures, Governor Rockefeller initiated the legislation that created the first major state-sponsored mortgage-finance and construction program, for health facilities, in the United States. In 1965, Article 28-A was enacted, directed towards building non-profit nursing homes. Further legislation, and a Constitutional Amendment overwhelmingly passed by the voters, became effective January 1, 1970. Known as Article 28-B, this law established the mechanism for funding the construction and modernization of all non-profit medical facilities in New York State.

The magnitude of the State's health facility needs can be seen in the following projections based on regional population growth figures, through 1975:

<table>
<thead>
<tr>
<th>Facility Type</th>
<th>Number of Beds/Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Acute Care Facilities</td>
<td>28,000 new and replacement beds</td>
</tr>
<tr>
<td>Nursing Homes</td>
<td>23,600 new and replacement beds</td>
</tr>
<tr>
<td>Health Related Facilities</td>
<td>55,700 new and replacement beds</td>
</tr>
<tr>
<td>Ambulatory Care Centers</td>
<td>900 examination units</td>
</tr>
</tbody>
</table>

The bonding authorization to capitalize the mortgage program started with an initial sum of 500 million dollars; was ultimately increased to a total of 1 billion, 750 million dollars, and by action of the last legislative session, was further increased to a new total of two billion, 950 million dollars. All bonds are sold through the New York State Housing Finance Agency.

Under supervision of the State Health Department, these mortgage finance programs have taken their place in the forefront of a series of financing methodologies already administered by this Department. The roster of these programs now includes:

1. Article 28-A Mortgage financing for construction of non-profit nursing homes and health related facilities.
2. Article 28-B Mortgage financing for construction and modernization of non-profit hospitals and ambulatory care centers.
3. Article 6, Title VII State grant programs for construction of county infirmaries.
4. Federal Programs Hill-Burton direct grants for hospital and infirmaries. Guaranteed interest, and interest subsidy programs. Appalachia funding - grant programs for construction in designated poverty areas.

Under State law, the Health Department is responsible for certification of existing hospitals, and approval of all new hospital construction. By law, the term “hospital” encompasses all medical facilities, including:

- Hospitals
- Nursing Homes
- Health Related Facilities
- Ambulatory Care Centers
- Government
- Non-Profit
- Proprietary

Philosophically these construction programs are all sponsor oriented. This allows maximum flexibility and freedom of action in programming. Decision making is the (continued)
HEALTH FACILITIES - continued

of the community and sponsor groups that are to be in charge of the facility’s operation.

The Department works with the Sponsor, and the architects or consultants retained by the Sponsor, to assure proper adherence to the State Code Sections pertaining to the individual type of facility, and to guarantee proper cost efficiency function and relationship of all the component elements of the proposed plant.

For Article 28-A and 28-B projects, the Department established a total project cost prior to the start of any architectural planning. This budget is strictly adhered to, throughout the development of working drawings and specifications. Where modernization and/or building replacement is contemplated, the Department directs the Sponsor in determining which facilities need be upgraded and the degree of upgrading, and which facilities require total replacement. These decisions are reflected in the adjusted final budget established for each project.

Highlights of the Architect - Sponsor - Department relationship in the Articles 28A and 28B programs include the following:

<table>
<thead>
<tr>
<th>Highlights</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ARCHITECT-CONSULTANT SELECTION</strong></td>
<td>Always by Sponsor.</td>
</tr>
<tr>
<td><strong>ARCHITECT’S FEES</strong></td>
<td>AIA recommended minimum fee in the area in which project is to be erected.</td>
</tr>
<tr>
<td><strong>ARCHITECTURAL CONTRACT</strong></td>
<td>Standard AIA, with certain modifications requested by the Department.</td>
</tr>
<tr>
<td><strong>SITE SELECTION</strong></td>
<td>By Sponsor. Must be approved by Department.</td>
</tr>
<tr>
<td><strong>FUNCTIONAL PROGRAMMING</strong></td>
<td>Programming expressing the operational philosophy, staffing patterns, and achievement goals of each facility. This is reviewed by the Department on both regional and central office levels. Functional Programs must be approved prior to start of architectural planning.</td>
</tr>
<tr>
<td><strong>DESIGN PROCEDURE</strong></td>
<td>Architectural Program and Concept Sketches submitted for initial review, including verification of budget estimate. Time track for completion of drawings, start to completion of construction, scheduled at this time. Draw- and specifications submitted at all phases of development.</td>
</tr>
<tr>
<td><strong>CONTRACTOR SELECTION</strong></td>
<td>By invitation, by the Sponsor. A minimum of three bids is required. Selected contractors must be pre-qualified by Sponsor and project architect. 100% bid bond required.</td>
</tr>
<tr>
<td><strong>BIDDING PROCEDURE</strong></td>
<td>A. Bid at schematic or design development stage: The low bidder becomes general contractor/construction manager for the balance of the project. Bid is accepted as a maximum upset price. This is later converted to a lump sum labor and material contract, (after at least 80% of the subcontract contracts have been bid) at mortgage closing.</td>
</tr>
<tr>
<td></td>
<td>B. Conventional bidding, with 100% complete working drawings and specifications.</td>
</tr>
<tr>
<td><strong>FAST TRACKING</strong></td>
<td>The Department encourages early construction starts, made possible by the construction/manager concept. Recognizing the continuous escalation of building costs, early construction starts are acknowledged as a prime cost savings factor in the program.</td>
</tr>
</tbody>
</table>
This nursing home is one of the first projects completed under New York State Article 28A Program which provides low interest rate mortgages to qualified non-profit sponsors up to 97% of project costs. Contains 120 beds and cost $2,250,000 exclusive of land and fees.

PROJECT: Northeastern Conference Nursing Home, Inc., Hyde Park
ARCHITECT: Carl Puchall, AIA and Associates
OWNER: Northeastern Conference of Seven Day Adventist
ENGINEERS: Paul Valerio Assoc., Structural; Marvin Spector, Civil; Irving Kleinman, Mechanical
CONTRACTORS: Rand Construction Company

The Department encourages imaginative departures and innovations in building concepts, to improve care, reduce overall construction costs, and reduce time for design and erection. To explore new methodologies of design, construction and patient care, the Department's Bureau of Architectural and Engineering Services has been actively engaged, with the Hospital and Health Committee of NYSAA, in co-sponsoring a series of informational seminars devoted to "Trends in Hospital Architecture of the 1970's." These meetings have been attended by architects, engineers, hospital administrators and staff. Past subjects have included such subjects as "Changing Concepts of the Inpatient Care Unit;" "The Design of the Intensive and Coronary Care Unit;" "Government Programs for Capital Financing of Hospital Facilities," "Hospital Supply and Materials Handling," and "Public Health Service Regulations."

The Article 28-A program has seen the completion of 12 nursing homes, with 95 nursing homes and health related facilities in the design or construction phase.

Under Article 28-B, 4 hospitals are under construction, and 54 facilities are in the design stage.
New York State

DEPARTMENT OF TRANSPORTATION

As architects are well aware, a building or other structure is not built to exist by itself but to become part of its environment. It can enhance its surroundings or detract from them. Only rarely, if ever, is its effect negligible.

The engineers, landscape architects and planners in the State Department of Transportation are similarly aware that the highways and mass transit facilities they are concerned with will become environmental assets or liabilities.

It may have been their long and close relationship with architects that inculcated this constant aim for a balanced blend of man's works with nature. The Transportation Department professionals worked side by side with building architects for 40 years in the State Department of Public Works before the old DPW gave way to the new DOT in 1967. State architects at that time were shifted to the Office of General Services.

A concern for buildings and other works of man, especially where of historic or architectural significance, remains strong in the new Department. Examples are numerous.

Plans for a major interchange at Fishkill in Dutchess County are being drawn to avoid disturbing the Van Wyck-Wharton House, rich in Colonial and Revolutionary lore. Further up the historic Hudson Valley, an expressway interchange has taken its toll of nondescript edifices but spared the Quackenbush House, reputedly where Gentleman Johnny Burgoyne was held after losing the Battle of Saratoga to the rebellious Americans.

Also in Albany, the Department of Transportation this past winter provided shelter and heat for archeologists delving into the suspected site of Fort Orange, built by the Dutch in 1624 and lost to sight over the centuries. The find, rich in artifacts, was uncovered by a DOT contractor who was instructed to work around the area while the "dig" yielded its treasures.

On Long Island, two frame buildings originally marked for demolition on a highway reconstruction project were saved in cooperation with Nassau County, moved 12 miles and made part of the Old Bethpage Village Restoration.

Other structures than buildings deserve and get special attention. A flight of four locks on the abandoned Black River Canal in southern Lewis County was cleared of thick underbrush and roots that threatened to dislodge stone blocks in the lock walls. DOT incorporated the locks into reconstruction of adjacent Route 12, built a parking area and observation platform, installed picnic tables and shade trees away from the locks and brought in topsoil and sod.

The Department's environmental and cultural concern often goes unacknowledged where historic structures are involved, but has been richly rewarded in the case of DOT's prime functions. New York's numerous national awards for its beautiful, scenic highways attest to the care the Department takes in designing and building new roads. To cite only recent examples, in 1970 for the third consecutive year the U.S. Department of Transportation granted a top prize to New York in a contest to demonstrate the compatibility of highways and their environment.

This award was for seven miles of the Route 17 Expressway near the Delaware-Sullivan County line, cited as America's outstanding new rural highway in competition that attracted 723 entries from 46 states.

First prize for the outstanding new rural highway also went to New York in 1969, for a section of Columbia County Road 80. And in 1968, in the first annual Federal competition, New York was the only state to take two first-place awards. These were for excellence in retaining roadside beauty on the St. Lawrence Scenic Highway in Jefferson and St. Lawrence Counties, and for excellence in developing a safety rest area on the Adirondack Northway at a site overlooking Schroon Lake.

This concern with environmental values that reaps awards must start much earlier, of course, than traffic on a finished highway. The Department plans roadway contours that will fit nature's plan. Clusters of woodland are left standing wherever possible in the midst of new divided highways. As an example, special pains were taken to preserve a 50-acre swamp and wildlife haven in the path of the Southern Tier Expressway in Tioga County. The twin roadways were spread far apart to straddle and protect the refuge. Care was taken to maintain original water levels and a pedestrian underpass was provided so nature lovers could unobtrusively approach and enjoy the new sanctuary.

Feasibility studies for a proposed bridge across Long Island Sound have included probes of such factors as air pollution, noise, impact on marine and other wildlife, recreational boating, community values and other areas of concern to the Department's planners. Specialists with strong credentials in each field were retained to conduct the studies.

Environmental concern is also shown as the Department's landscape architects annually supervise the planting of 30,000 to 50,000 trees and well over 100,000 shrubs along State highways.

Nor are urban areas neglected by the Department in environmental matters. Trees, sidewalks, benches, a reflecting pool and a fountain were included in plans for a recently-completed Church Street Arterial in downtown Buffalo. Similar treatments, involving architectural concepts as much as engineering, are on the drawing boards for Syracuse and other sites.

In all these endeavors, the professionals in the New York State Department of Transportation continue to benefit from their historic relationship with architects. In the countryside they strive for a blend with the architecture of nature and in the cities, the architecture of man. In so doing, they work to preserve and protect the environment which they and their fellow citizens want to be able to continue to enjoy.
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State of New York

The Dormitory Authority of the State of New York is a public benefit corporation established by legislation under the Public Authorities Law in 1944.

The Authority is now authorized to design, construct, purchase, reconstruct, and/or rehabilitate buildings for use by educational or education related institutions in the following categories:

(a) Dormitories and related facilities and equipment for the various institutions within the State University of New York;

(b) Dormitory, academic, administrative, library and other essential buildings used for academic, cultural or research activities including necessary related facilities and equipment for:

(1) Private institutions for higher education authorized to confer degrees
(2) Colleges and graduate institutions under the jurisdiction of the Board of Higher Education of the City of New York;
(3) Non-profit institutions or hospitals with approved programs in nurses training;
(4) The New York Academy of Sciences;
(5) The Lincoln Center for the Performing Arts Inc.;
(6) The Center for the Arts at Ithaca, Inc.;
Structures has nearly paralleled the State University buildings, athletic facilities, auditoriums, and other types of variety of classrooms, libraries, dormitories, dining halls, student activities buildings, parking garages, science buildings, athletic facilities, auditoriums, and other types of structures has nearly paralleled the State University.

Private colleges and universities have also benefitted greatly coordinated with the University and the State University concentration, many of New York State's more than 100 local agencies.

Construction Fund, as well as various Federal, State and client as user and the architects and contractors engaged for workable relationship between the Authority as owner, the client as user and the architects and contractors engaged for Authority projects.

The seven-man Board of the Authority consists of the State Comptroller (or one member appointed by him), the Commissioner of Education, the Chancellor of the State University and four members appointed by the Board of Regents for a term of three years, all of whom serve without compensation.

Low-cost financing and the administrative flexibility of a public authority, combine to provide a highly attractive mechanism for both public and private clients and a more workable relationship between the Authority as owner, the client as user and the architects and contractors engaged for Authority projects.

The State University Program

Since the first stage of the State University of New York program was begun in 1949, the Authority has completed dormitory and dining facilities costing nearly one half billion dollars. Dormitories constructed under this program now house more than 50,000 students. Dining facilities completed to date have a total seating capacity of about 30,000. Facilities now under construction and in the advanced planning and design stages will provide some 20,000 - 25,000 additional dormitory beds and increase existing dining hall capacity by 10,000 seats.

All work under the State University program is closely coordinated with the University and the State University Construction Fund, as well as various Federal, State and local agencies.

The Private College Program

Representing another major area of program concentration, many of New York State's more than 100 private colleges and universities have also benefitted greatly from the Authority's operations.

In recent years the construction volume of the wide variety of classrooms, libraries, dormitories, dining halls, student activities buildings, parking garages, science buildings, athletic facilities, auditoriums, and other types of structures has nearly paralleled the State University.

Legislation enacted in 1971 has added several additional hospitals to our list of clients. Bills authorizing work at Mount Vernon Hospital and Columbia Memorial Hospital in Hudson have been signed into law and, as of this writing, three others are awaiting final approval by The Governor.

(c) Laboratories, which may include academic facilities, together with other related facilities for rental to the State University of New York or the United States Government for use in research, laboratory or related operations at any institution for higher learning in New York State authorized to confer degrees other than units of the State University;

(d) Classroom, library, laboratory and other buildings for the use of any of the Boards of Cooperative Educational Services in New York State.

The B.O.C.E.S. Program

Established by legislation in 1948, the New York State Board of Cooperative Educational Services program received a significant boost by further legislative action in 1967 which authorized the Dormitory Authority to finance and construct such buildings as are necessary to the programs developed by the numerous Boards throughout the State.

As with other programs, the buildings are owned by the Authority and leased to the B.O.C.E.S. until the construction bonds are paid at which time title is transferred to the respective Boards. Construction of these buildings is subject to prior approval by public referendums in the regions served by the particular Board.

In the four years since 1967, the Authority has completed nearly twenty B.O.C.E.S. centers at a construction cost of about $40 million. Buildings now under construction are valued at more than $60 million.

Other Programs

In addition to the many colleges taking advantage of the Authority's services, new buildings and additions and alterations to existing ones are now under construction for several hospitals in the State. On the basis of recent legislation, future work in these specialty areas can be expected to increase considerably.

Loan Programs

In addition to its compliment of services in design and construction, the Authority is empowered to make loans under agreements made between clients and the Authority itself. Legislation in 1970 extended this loan authority beyond construction costs alone, to include the costs of reconstruction, rehabilitation and improvements, or furnishing and equipping of dormitories and existing attendant facilities, thereby considerably extending the architectural services market.

The City University of New York Program

A more recent addition to the Authority's workload is the expansion program of the City University of New York. Legislation in 1966 established the City University Construction Fund and authorized the Dormitory Authority to finance, construct and furnish such facilities as are essential to this vast growth period for the several colleges under the jurisdiction of the Board of Higher Education of the City of New York.

Buildings completed and under construction and design already include a variety of science buildings, dining halls, physical education buildings, and general classroom space in both new and renovated buildings, with an estimated construction value of $150 million.

As this expansion program continues to develop, the Authority will work closely with the City University, the Board of Higher Education, the City University Construction Fund, the City of New York and a number of State, Federal and City agencies to assure coordination of all factors bearing on the design, construction, maintenance and safety of these buildings.

(7) The Brookdale Hospital Center;
(8) The Albany Medical Center Hospital;
(9) The St. Vincent's Hospital and Medical Center.

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flexibility of financial arrangements available to the Authority's customers.

Equal Employment Opportunity Program

The Dormitory Authority is engaged in an action-oriented program to assure equality of opportunity for employment on all projects under its jurisdiction. This continuing program is directed by an in-house staff of professionals whose full time is devoted exclusively to this activity. The program is devoted to increasing entrepreneurship as well as employment for the disadvantaged.

Program Benefits

Significant benefits accrue to the colleges and other clients who seek assistance from the Authority in progressing their campus development programs.

Flexible, low-interest financing, through tax exempt securities, supplemented by the large quantity, low-cost purchasing ability of the Authority provides a substantial economic incentive.

The vast background of experience and expertise available to the client through the Authority lends considerable assurance of high quality at minimal cost and program stability and continuity.

As a supplement to its client-oriented role in providing essential and adequate buildings, the Authority also offers

in-house professional services in interior design coordination and acts as purchasing agent for a limitless array of items of furniture, furnishings and specialized equipment.

Many items are purchased under State contracts through the Office of General Services, with savings accruing to the client. Other items are obtained through competitive bidding which is also handled by the Authority.

All State University projects, and many of the buildings provided for clients under the other Authority building programs are furnished and equipped through this service.

The Architect's Role

Since 1944, more than 150 architectural firms have been employed under contract to provide the essential mix of technical and professional skills required to carry out the Authority's program.

Differing in size from small, local firms to those whose work is recognized on an international scale, the broad range of talent and experience available through these design professionals has made possible a dynamic and flexible program totally responsive to the particular needs and desires of the client.

Buildings designed under the program run the full scope of architectural style, from the simple, low-cost, highly functional structures typical of the B.O.C.E.S. buildings to

PACE COLLEGE
New York City
Civic Center Campus
Complex

Eggers & Higgins, Architect
Lasker-Goldman, Inc. General Contractor
Over the years the Authority’s architects have been honored many times, and in 1971 both of the Bard Awards by the City Club of New York went to the Dormitory Authority projects at City University of New York and at New York University.

The client, in all cases, plays the major role during the early planning stages in determining the basic design concepts, but it is left to the architect to develop the specific aspects of aesthetics and structural composition which best lend themselves to the architectural, functional, and economic requirements of each project.

In most cases, field supervision of construction is also contracted to the private architectural firms. For reasons of continuity, the architect responsible for design is usually selected to monitor the progress of construction.

The Design

During the design phase of the work, close liaison is maintained between all parties in order that all points of view may be reasonably considered. The Architect is provided with basic information relating to the functions of the building to be designed, and budget limitations. The schematic theme is discussed at an early stage with the client to assure continuity of what has become known as the “campus vocabulary,” that is, the integration of architectural styles and aesthetic qualities of all buildings on a given campus or within a campus area.

In order to reinforce this continuity of design, many colleges have chosen to submit most, if not all, of their work to one firm, which in effect serves as the “campus architect”.

Throughout the remaining design stages, the Authority continues to provide a communications link between the architect and the client in an effort to assure complete satisfaction with the final design.

The Authority does not review the architect’s work for structural, mechanical or other specific design detail. Rather, it concerns itself primarily with adherence to State and local codes, general design feasibility, and fulfillment of the needs and desires of the client.

The relationship between the firms chosen by the colleges and other clients and the Authority has proven most frequently to be one of mutual respect and common objective. The Authority’s first responsibility is and has to be to the client who will become the user of the completed facility. This rather unusual intervention of the Authority, as owner, between the architect and the user has proven to be workable and, in fact, has often been equally beneficial to the architect and the client.

And the Future

The Authority has recently reorganized internally to provide for the maximum degree of responsiveness to its varied clienteles, for continued economy in its operations and for assuring the maximum in quality control on all its projects. During the past year Mr. Clifton C. Flather retired after twenty-three years of distinguished service as administrative director. He was succeeded in March 1971 by Mr. William A. Sharkey who has served in a variety of responsible administrative and financial posts in the State Government over the past twenty-five years.

The new director and his top staff seek to maximize the service orientation of the Authority by maintaining a vigorous and progressive organization which will encourage imaginative, forceful and innovative participation by architects, engineers and other professionals, both among its own staff and the many private firms retained for building design and construction.
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a special feeling for concrete block has asserted itself at the new Charles A. Dana Creative Arts Center of Colgate University in Hamilton.

Dramatic effect is achieved through the use of specially patterned precast masonry units which, when laid up in a stacked bond pattern, give a ribbed-like appearance.

The units used at Colgate have a rough textured fluted surface resembling split block. For that reason the units are called corduroy block.

Three varieties of the precast block were used: 4 in. one-side fluted; 6 in. one-side fluted; and 6 in. both sides fluted. The fluted areas extend approximately 1 in.

Some 38,000 of the buff-colored units went into the building.

- Charles A. Dana Creative Arts Center at Colgate University, Hamilton
- Architect: Paul Rudolph
- Contractor: Ryan and McCaffrey Inc.
- Concrete Masonry Units: Cossitt Concrete Products, Inc., Hamilton

New York State Concrete Masonry Association, Inc.
1879 Statler Hilton Hotel, Buffalo, N. Y. 14202
1971 PROGRAM

Monday, October 18
9:30 a.m. Meeting—State Board of Examiners

12:00 Joint Meeting—State Board of Examiners and NYSAA/AIA Executive Committee

3:00 p.m. Educational Exhibits open

3:00 Registration—to 6:00 p.m.

4:00 Chapter Presidents' Meeting—to 5:00 p.m.

7:00 Host Chapter Cocktail Party—Hospitality Session (Brooklyn Chapter, AIA)—to 8 p.m.

8:00 WELCOME DINNER
Herbert Epstein, President, NYSAA/AIA

HOW THE CONVENTION SERVES THE ARCHITECT AND NEW YORK STATE
Dan Sullivan, Program Chairman

9:30 p.m. AIA Regional Meeting—Darrel D. Rippeteau, New York Regional Director
Lawrence Stinchcomb—AIA Director of State Government Affairs Program
Open Meeting—Ladies and Students invited.

Tuesday, October 19
8:00 a.m. Registration (delegates registration closes at 5)

8:00 Educational Exhibits open—to 10 a.m.

9:30 THE NEED FOR NEW LAWS GOVERNING DESIGN & CONSTRUCTION
Louis R. Tomson, Esq., Legal Counsel, Office of General Services
First Business Session NYSAA/AIA

11:00 Educational Exhibits Open—to 12:30 p.m.

Noon LUNCH—ROUND TABLE DISCUSSIONS
Dan Sullivan, Program Chairman

2:00 p.m. FREE AFTERNOON
Golf Tournament—Architect and Exhibitors
Movie Program—"Mon Oncle", Urbanissimo, Moonbirel, etc

7:00 Exhibitors' Cocktail Party

8:00 A NIGHT IN A HAREM—Special Dinner and Entertainment
CONTESTS—Producers' Council vs. Architects (Prizes)

Wednesday, October 20
8:00 a.m. Balloting—NYSAA/AIA Officers—to 12:00

8:00 Registration (Visitors and guests)—to 5

8:00 Educational Exhibits open—to 10:00 a.m.

9:30 to noon Session—THE STATE/HOW IT WORKS
Introduction by Hon. Thomas F. Galvin, Convention Chairman
Keynoter—George A. Dudley, Chairman, New York Council on Architecture

Presentations by:
1) DORMITORY AUTHORITY
   William A. Sharkey, Administrative Director
2) METROPOLITAN TRANSIT AUTHORITY—film
3) STATE EDUCATION DEPARTMENT
   John G. Broughton, Assoc. Commissioner
4) URBAN DEVELOPMENT CORPORATION
   Edward J. Logue, President

12:30 p.m. Luncheon
Address—

2:30 to 4:30 p.m. Session—THE STATE AND THE ARCHITECT—
5) DIVISION OF HOUSING & COMMUNITY RENEWAL
   Charles J. Urstadt, Commissioner
6) OFFICE OF GENERAL SERVICES
   Albert Brevetti, AIA
7) DEPARTMENT OF HEALTH
   Dr. Hollis Ingraham, Commissioner

7:00 Presidents’ Reception—to 8:00 p.m.

7:45 Golf and Miscellaneous Prizes and Awards

8:00 ANNUAL BANQUET—Installation of Officers
Division of Housing & Community Renewal Award—Commissioner Urstadt
1971 NYSAA/AIA Awards Program Slide Presentation

Thursday, October 21
9:30 a.m. Video tape replay—Highlights of Round Table Sessions

10:30 Final Business Session

Noon LUNCHEON

SPECIAL LADIES EVENTS (To be announced)
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7 Arma Research
One coat plaster
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Architecture and the UDC

By CHARLES G. HILGENHURST, AIA
Acting Chief Architect
New York State Urban Development Corporation

Since its creation three years ago, the New York State Urban Development Corporation has had a commitment to outstanding architecture and fine urban design--within some very realistic and often confining budgets. This is due in no small part to the personal concern of Edward J. Logue, UDC's President and an honorary AIA member.

UDC's policy on design was clearly stated in its first annual report. Since much public and publicly-assisted housing has a dreary, institutional appearance and atmosphere, good design can be achieved on any project. Such an effort will yield both short and long-run dividends for both the community and its residents.

It is fashionable to allocate resources for the creation of pleasant urban environment but not for the production of housing. UDC will try to bring the two together. To find this kind of climate within a public agency is rather rare, but to find a sophisticated staff aiding the architect in achieving the goal is all the more remarkable.

That is not to imply that the architect is given carte blanche and a continual pat on the back. UDC expects a high level of performance and an unusual effort from all whom it places under contract. Moderate income housing (the FHA 236 program), which is the bulk of its commissions, is one of the most difficult challenges in architecture today. Budgets are restrictive and sites often complex. To produce outstanding results within this framework requires both talent and history.

The UDC exhibit at the Whitney Museum last fall was indicative of the caliber of design achieved in the 9200 units of housing under construction and the additional 46,400 in design and planning in 36 localities throughout the State. The goal is to exceed 10,000 housing starts per year.

Not all of the UDC's projects are residential. Several major civic and commercial projects are underway with industrial parks to follow. Rainbow Center in Niagara Falls is an 82-acre downtown redevelopment project with a Feasibility Study for the Sunnyside Yards, New York State UDC.
4-block pedestrian mall connecting the new Convention Center to the overlook of the Falls. Hotels, parking garages, department stores and shops will line the pedestrian promenade, and restaurants, tourist shops and night clubs will keep the place lively at night. Albany has its Ten Eyck project; $50 million worth of office tower, hotel, parking and commercial space to aid in the revitalization of the downtown area. Peekskill has a civic center and Newburgh has a library-office building under design.

The scale as well as the scope of UDC's work varies. Projects as small as 80 units of two-story wood frame townhouses done with a turnkey developer are at one end of the spectrum. The Buffalo waterfront project contains about 2100 units and our new communities on Welfare Island, Lysander and Amherst will average about 5,000 units each, along with town centers, schools, offices, industry and other complementary facilities. Perhaps the most stupendous project of all is the recently completed first-phase study for Sunnyside Yards—an air rights development over most of 300 acres of railroad yards near Long Island City, Queens. The proposal suggests 17,000 units of housing for 60,000 people with office and industrial space for 35,000 employees. Its estimated cost is 1.38 billion. An internal transportation system would connect the various areas. Two of three layers of platforms will contain parking, industrial and storage space and roadways. From the third, pedestrian level, covering about 200 acres, apartment and office towers will rise. A mall will run the length of the development and will be lined with shops, restaurants, cafes, libraries and other public facilities, including four public schools. A good deal of green space is planned both in court yards of apartment blocks and on the edges of the development to help integrate the new with older, existing communities.

UDC is progressing on both technology and systems fronts. An island-wide vacuum trash disposal system is being considered for Welfare Island. "Sarabond", Dow Chemical's new high strength mortar has been used in jobs in Syracuse and Utica. UDC recently pioneered the acceptance of the "Sovent" single-stack plumbing system. Its technology division is working with NASA on developing a low-voltage wiring system that would allow conduits to be less than 1/20 of an inch thick, and applied directly to wall surfaces.

In systems, the Jespersen Kay approach will be used on about 2,500 units of housing in northern New York. The Shelley system of concrete boxes, with over 1,000 units now nearing completion in Puerto Rico, will be given its first large test under northern climatic conditions. Under design are 600 units for UDC's Coney Island residential project with substantial cost savings predicted. Wooden...
modules, transported over the Thruway, are already in place and occupied in Rome, New York.

Architects are hired directly by UDC under consultant contracts. Careful consideration is given to all brochure material submitted by architects to the Chief of Architecture of UDC. The fee schedule has been carefully developed to allow the architect enough office time to do a thoroughly professional job. While not quite as rewarding as the AID schedule, it is better than most public agencies.

Once under contract, a firm may be asked to do a feasibility study and/or a schematic design as the first part of its work.

Construction budgets are established early either by calculating allowable rentals under various Federal housing subsidy programs, or by analyzing what the market will sustain using UDC mortgages, or by a combination of the two. Land cost, fees and maintenance are subtracted from the project's income-rentals to be received over the mortgage life of the project. The resultant "residual" is the allowable construction cost.

Through this point in the process the client is the appropriate UDC regional office or UDC subsidiary corporation. Once schematics are accepted, the architectural contract reverts to the central office where an architectural project coordinator is assigned to follow the job. The APC is responsible for coordinating the architect's work with UDC specialists in engineering, development, cost control, etc. Since UDC has its own requirements for room sizes, mechanical systems, bedroom distribution, etc., the design review is rather rigorous at this stage.

Early in the design development phase, a developer and a builder are designed by UDC. These may be the same or separate individuals or firms. They work closely with both the architect under contract and the UDC staff to make certain the project can be built within the budget. The process may sound complicated and one could envision the architect being placed in a position of double jeopardy, i.e., of having to satisfy UDC as to design and the developer as to cost. However, the system works and dozens of architectural firms have survived the ordeal. Actually all UDC asks is that the project is brought in on time, on budget and with a design award!
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