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NOTICE: This is the last publication of the Empire State Architect as a quarterly magazine. It will be replaced with an annual journal. Contact the NYSAA for information on the annual.

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President’s Message

This is the last issue of Empire State Architect as we have known it. The magazine will no longer be published quarterly, but will become an annual journal. As an annual, Empire State Architect will contain ready reference information of use to architects and those concerned with architecture. It will also contain advertising as do the revenue-producing journals of other state AIA societies.

The Association is changing in many other ways in response to the mandate received from component membership through a series of meetings held with chapter leadership last year. Every effort is being made to accomplish these changes as quickly as possible so that the mission of the Association may be taken up within the new framework.

Association offices have been relocated to Albany. The new offices are in a recycled carriage house at 13 Northern Boulevard, just four blocks from the Capitol. We were also able to sublease our New York offices without undue hardship.

A new Assistant Director came on board in mid-January to assist in the transition and, by the time this journal is published, a new Executive Director will have been chosen. Our Albany headquarters should be fully operational by March.

Under the leadership of the president-elect, our committee structure has been reorganized to be more responsive to government and other external activities. Each member of the NYSAA board has been assigned a committee to monitor in order to establish a closer relationship between the board and committee activities. This replaces the previous arrangement wherein committee chairpersons reported to vice-presidents, each of whom was responsible for several committees. A meeting of all committee chairpersons and the Executive Committee was held recently. This first-of-a-kind meeting made possible face to face discussion of Association and committee concerns. Each committee chairperson is now aware of the activities of other committees. Further, the work of the committees can now be focused on the mission of the Association by the president-elect’s committee of vice-presidents which has overall responsibility for committee coordination.

The combined efforts of the Communications and the Political Affairs Committee have laid the foundation for a more viable relationship with the public and the legislature. The brochure which is part of this issue of Empire State Architect has been designed to communicate the Association’s legislative concerns. We hope in this way to make a useful contribution to the efforts of many to make our state a better place to live and work. These brochures have been overprinted and distributed to members of the Legislature, government officials, and other concerned persons. The brochure has also been distributed to the chapters for use with the chapter area Legislative receptions suggested by the Association and planned for this February. Other committees have been active and have met to organize activities for the forthcoming year. Reflecting the Association’s new goals and structure, a complete overhaul of the bylaws is contemplated. The Housing Committee is planning a new project similar to the successful Utica effort, and its co-chairmen met recently with a member of the Governor’s Housing Task Force to provide input in that critically important area. A new budget structure is being studied by the Treasurer in his committee. The changes made in the convention format and location proved very successful last year, and the committee has decided to again hold the annual meeting in New York City with further improvements to be made. The Association is participating as amicus curiae in an important case concerned with the practice of architecture. The Education Law Committee and other members of the Association were represented at a meeting with the State Board for Architecture and the Education Department to discuss changes to the regulations governing architecture. Many other committee activities are under way which are just too numerous to be highlighted here.

As your president for less than four months, I have, with the help of the Board, the Executive Committee, the Committee Chairmen and membership, tried to create an atmosphere conducive to change. We have, together, been successful in making most of the changes to the Association identified in last year’s meetings with chapter representatives. Many of these changes have been in structure and format. They provide the framework for more efficient and fruitful activity by the membership for the good of society and the profession. We are, I believe, off to a good start. I encourage all of the membership to become involved and active in Association affairs, on committees, in your chapters and in your communities in support of our common goals. These are difficult times and times of change. By working together we can make our concerns known and reach our objectives.

- Roger F. Hallenbeck, AIA
President NYSAA
January, 1975
The copy of our Legislative brochure inserted in this issue of *Empire State Architect* provides the NYSAA/AIA with a document of which I feel we all can be proud. For the first time in years, we have identified and found an effective way to present — in a well framed, coordinated manner — the concerns of our profession to our elected and appointed representatives throughout the State.

The brochure defines our legislative program for '75, makes practical recommendations, and proposes legislation. It further offers the appropriate resources of our Association, its component Chapters, its Legislative Consultant, and its Members. The message comes across loud and clear: New York’s architects want to get involved.

To attract the attention of Albany to what we have done and plan to do, eight of our component Chapters hosted legislative receptions during the first week of February. Other such events will follow. State Senators, Assemblymen, and the Press were given copies of the legislative brochure and told about our program. This is a good start, especially if we are given good press coverage.

What next? Well, very much as one develops client contacts, we have to develop the same sort of contact with those we want to reach in Albany. Particular emphasis will be placed on our Minuteman Program. Lazlo Papp of Westchester Chapter was recently appointed co-chairperson of the Political Affairs Committee with specific responsibility for the conduct of this program. We’ve already asked the membership to provide us with names of the elected and appointed officials in Albany that they know, and we’ve gotten encouraging responses.

From time to time during the year, position papers giving our stand on proposed legislation and also on general issues of concern to us will be sent to the Political Affairs Chairpersons of the component Chapters. At that time, The Association’s Minutemen will be asked to phone or write those officials they know. This personal contact will be very effective in getting our message across.

We have many concerns, as architects and citizens. This year, there is no doubt that our biggest concern is the state of the economy. In our traditional bellwether position, we must sound the alarm about what’s coming down the road. We’ve emphasized this crisis condition to Governor Carey both before and after the election, and we will continue to do so. Now, because of the brochure and the invaluable Minuteman network, other people will begin to know our collective position and to listen to us.

The other subjects of concern to us are certainly no less important because of the state of the economy. This year, however, the principal concern for the Political Affairs Committee and the Association’s membership must be: “What can be done to help stimulate building construction in the state?” Until this storm is weathered, the other concerns — housing, land-use planning, historic preservation, the Statute of Limitations, and all the rest that are very much a part of this year’s program — will have to simmer on a back burner.

—Michael Maas, Chairperson
NYSAA/AIA Political Affairs Committee
All resolutions proposed at the 1974 Annual Meeting were adopted; some with minor amendments in form only which are included below.

RESOLUTION NO. 1
TITLE: Equitable Representation of N.C.A.R.B. Region 2. (Middle Atlantic) at the N.C.A.R.B.
SPONSORED BY:
ARCHITECTS TRAINING & EDUCATION COMMITTEE
WHEREAS, the N.C.A.R.B. represents the joint interests of the Registration Boards of Architecture and exercises profound influence in the licensing procedures in this country, and
WHEREAS, at present the governing body of N.C.A.R.B. does not have adequate representation from the New York State Board for Architecture, a Board representing approximately 10% of the nation's architects and those seeking licensure, and
WHEREAS, an important point of view in the registration area is not properly reflected in the N.C.A.R.B.'s decisions,
THEREFORE, BE IT RESOLVED, that the New York State Association of Architects urges the New York State Board for Architecture to have the N.C.A.R.B. revise the examination format better to reflect the qualifications necessary for architectural practice including the possibilities of a comprehensive performance type written examination in lieu of the multiple choice format.

RESOLUTION NO. 2
TITLE: Modification of N.C.A.R.B. Architectural Examinations
SPONSORED BY:
ARCHITECTS TRAINING & EDUCATION COMMITTEE
WHEREAS, the actual experience acquired during the time of apprenticeship by the candidate is not identical or controlled, and
WHEREAS, each candidate is not equally trained in school or in the field and undertakes the examination and since he or she deserves all the time consideration in this important test,
THEREFORE, BE IT RESOLVED, that the New York State Association of Architects urge the New York State Board for Architecture to have the N.C.A.R.B. revise the examination format better to reflect the qualifications necessary for architectural practice including the possibilities of a comprehensive performance type written examination in lieu of the multiple choice format.

RESOLUTION NO. 3
TITLE: The Environmental Conservation Law Relating to the Wetlands of the State of New York
SPONSORED BY:
BUFFALO/WESTERN NEW YORK CHAPTER
WHEREAS, in 1974, an act was approved by the State of New York, "To amend the environmental conservation law, in relation to the protection and preservation of the tidal wetlands of the state, to provide for an inventory of such wetlands and to regulate the alteration of such wetlands, and repealing certain provisions thereof relating thereto," and
WHEREAS, this amendment provided for Tidal Wetlands Moratorium Permits which has created a series of questionable restrictions for building and development as well as physical and economic hardship, and
WHEREAS, the State of New York and the City of New York are cognizant of the need to preserve waterfront areas, and
WHEREAS, the profession of architecture is in harmony with these objectives but is concerned with the reasonable use of property and the logical control of wetlands,
THEREFORE, BE IT RESOLVED that the Tidal Wetlands Act requires revision and that a matter of restudy and amendments is strongly recommended to the State Legislature.

BE IT FURTHER RESOLVED that this resolution be approved and adopted and referred to the Political Affairs committee for legislative action in the 1975 legislative session of the State of New York.

RESOLUTION NO. 5
TITLE: Bicentennial Committee
SPONSORED BY:
RESOLUTIONS COMMITTEE

WHEREAS, the NYSAA is approaching the 25th anniversary of receiving its Charter (1949 presented in Rochester), and

WHEREAS, many communities and groups are preparing to celebrate the Bicentennial of the United States during 1975 and 1976,

THEREFORE, BE IT RESOLVED that the Board of Directors be instructed to form an Ad Hoc Committee to research NYSAA sponsored activities in connection with the Bicentennial celebration and to present a report to the Executive Board before its June meeting for review and implementation at the 1975 convention.

RESOLUTION NO. 6
TITLE: Architects Week
SPONSORED BY:
RESOLUTIONS COMMITTEE

WHEREAS, the values of the Annual Convention are greatly enhanced by the informative displays of materials and techniques, and

WHEREAS, the Educational exhibits and material displays during this Convention have been of outstanding quality; adding to the scope of this convention by their ingenuity, practical and educational value,

THEREFORE, BE IT RESOLVED that the NYSAA commends the Exhibitors for their excellent displays and expresses the thanks and appreciation of this Convention for their participation.

RESOLUTION NO. 8
TITLE: Appreciation and Thanks to the Educational Exhibitors
SPONSORED BY:
RESOLUTIONS COMMITTEE

WHEREAS, the recognition given to our profession by the Chief Executive of this State is in keeping with the Annual State Convention, and

WHEREAS, the members of the NYSAA have enjoyed recognition on a highly professional level,

THEREFORE, BE IT RESOLVED that the NYSAA in Convention Assembly express its appreciation to the Governor of the State for the proclamation of Architects Week.

RESOLUTION NO. 9
TITLE: Appreciation to Mortimer J. Murphy, Jr.
SPONSORED BY:
RESOLUTION COMMITTEE

WHEREAS, the NYSAA has grown and developed as a professional organization due to the dedicated leadership and belief in high standards of Mortimer Murphy, and

WHEREAS, our Association has had the good fortune to have Mortimer Murphy contribute to its growth and leadership as an officer and as President, and

WHEREAS, Mortimer Murphy has conducted the affairs of our State Association with efficiency, with dignity, with vision and strong professional objectives,

THEREFORE, BE IT RESOLVED that upon completion of his term of office as President, Mortimer J. Murphy, Jr. receive from this Association a symbol of gratitude for his service to the profession of architecture.
Although professionals on the whole prefer to view architecture as one of the fine arts, the current economic situation has given rise to growing concern among architects with the business and marketing end of the architectural profession. The large attendance at a morning seminar entitled "Business Development for the Architect", at the recent NYSAA convention, reflects an expanding interest in "selling" architects to the client. Increased competition for far fewer design contracts has precipitated interest not only in firm image, but in the architect extending his participation throughout the design/build process and even into such new areas as land development. The business development seminar was moderated by Donald J. Stephens, AIA Regional Director who has done extensive work on compensation standards for architectural services at both the state and national level. The panel consisted of Clark P. Halstead— vice president of a Real Estate Consultant Firm and expert on development planning and marketing, Gerre L. Jones— well-known marketing consultant for architectural and engineering firms, and Dr. Oscar E. Lanford— General Manager of the New York State University Construction Fund, charged with rehabilitation and construction of college facilities on thirty-five campuses. Although each panelist dealt with his own specialized field of interest, together the three presented a multi-faceted program for extending architectural firms' marketing horizons.

Dr. Lanford immediately set about trying to describe how the State University Construction Fund goes about awarding a design contract. The factors involved in awarding a State University Construction Fund contract are vitally important to architects in a state where a substantial amount of all design work is commissioned by the government. The present focus of the fund is to bring the emerging campuses such as Purchase, Utica, and Stonybrook, into balance— matching student body needs and projected enrollment with available funds and possible rehabilitation of old facilities. Dr. Lanford emphasized that the fund's effectiveness rests on timing, quality and construction costs. Any firm awarded a design contract by the fund must be willing to implement a plan within this structure including managing the project from drawing board through construction. The firm must be able to handle current problems, such as maintaining the site's ecological balance creatively. The architects must be willing to work with engineers to develop low energy buildings. In addition, the fund is largely interested in architects who have a good grounding in the basic sciences, who are local to the project, and who exhibit a fresh approach to design. Dr. Lanford concluded his criteria for a design competition winner with a charge to the state association. Although it is governments which must act to improve economic situations, it is the New York State Association of Architects which must act to appraise government officials of the poor economic situation in the building industry.

Gerre Jones, followed Dr. Lanford with some specific advice for marketing programs in architectural firms. The first step in Mr. Jones' business development schedule is to do a complete study of all the firm's resources— personnel, past clients, and design experience. Then the firm must outline its goals, make realistic decision on new staff needs, new disciplines for the staff, and new building types to explore. It is essential that the entire staff be willing to make a commitment of time and energy to the building development program.

The program is implemented through regular business development meetings which follow an agenda and cover a list of prospective clients. The entire staff should input ideas and provide contacts so everyone is made to feel part of the whole effort. The meetings should include mock interviews with clients for design presentation. The business development leader will reiterate the essential facts which ought to be covered in the design interview until they are an organic and graceful element of the presentation. It is essential to the firm's efficiency that an executive assistant be in charge of all agendas, letters, and meetings through a meticulous record keeping system.

Once the firm is internally organized for prime efficiency and design presentation, Mr. Jones recommended a very important external marketing tool— brochures. A brochure both attracts the eye and explains what the firm is doing. Mr. Jones concluded confidently that his down-to-earth methods of business development would go a long way toward improving firm image and attracting design contracts.

Clark Halstead's seminar presentation opened up an entirely different area of speculation for architects, the real estate field. Halstead reasoned that real estate is profitable for the architect because 1) a firm can create work for itself; 2) the architect is making professional fees plus residual fees; and 3) when an architect is land owner as well, he has true design control.

Mr. Halstead noted that developers think of architects as (Continued on page 32)
Riding Herd On Technology

At the 1974 Convention of the New York State Association of Architects, a seminar dealing with the relationship between technology and the architect introduced some astounding new programs. Each panelist was familiar with a different branch of technology. The discussion centered around three concepts whereby architects can use technology to design buildings at substantial savings to the client: energy conservation, construction management, and systems building approach. The architect must use technology to deal with specific building problems and requirements rather than allowing industry to take the initiative. Although the architect has increased responsibility in new design processes, which make technology answerable to design, the rewards of his efforts will be greater building efficiency.

Ezra Ehrenkrantz, AIA, currently chairman of the board of Building Systems Development, and President of Ezra Ehrenkrantz Associates, P.C., and widely recognized for his work on building systems programs for health, housing, and education, launched the Technology and the Architect seminar by insisting on the need to restrain technology within the parameters of user needs and environmental protection. The task before us, according to Mr. Ehrenkrantz, is to relate building requirements to available resources. He defined requirements as user needs and aspirations, and available resources as land, finance, management capability, technology, and labor. Building resources need to be evaluated in terms of cost, time, and performance, Mr. Ehrenkrantz’s core contention is that the architect must make the resource of technology serve the user's needs rather than vice versa.

Currently industry sponsors the majority of research and development of technology. Ehrenkrantz urged that architects rather than industry set up the performance standards for technology based on building requirements. For instance, if a school plan demands flexibility within the structure then technology should produce moving partitions or a similar system to accommodate the plan, rather than the architect being forced to tailor his design to available technology.

Mr. Ehrenkrantz illustrated his argument from several projects designed by Building Systems Development. In a school situation like that described above, BDS demanded that technology produce long span structures allowing both air and mechanical services movement. The Company applied a building system approach to a job for the Veterans Administration in the health field. A system of interstitial space was designed — walk on ceilings with all services above the ceilings. Mockups were used to determine the number of positions in which all components could be fitted into the space. The technology was not designed as a single system, and BDS set performance specifications and asked industry to design the technology.

In designing a barracks for the Navy, BDS began with user and space requirements and made mock ups which could be moved around. A turn-key bid situation was used. The design and specifications alone were presented to the Navy, but the materials left up to the client.

Mr. Ehrenkrantz concluded that he was not advocating any single type of technology, but wished to indicate that we need to develop applied technology. Industry is very flexible and incorporates technology easily. So it is up to the architect whether he will, as Mr. Ehrenkrantz said, "work with a palette set up by manufacturers or develop further technology so we are working on our own turf."

Frank Matzke, Associate Commissioner for Project Management with the General Services Administration, spoke on the technological advantages of fast track construction. Traditionally the schedule for building has been: 1) a program is drawn up for a new facility, 2) an architect designs the building, 3) a contractor is given the building contract, 4) construction begins. Only the owner is involved in all four phases of the construction process. The architect's job stops after the design is submitted, and the construction process is entirely separate whether handled by a general contractor or separate bids for electrical system, etc.

The large building funds like the State University Construction Fund changed the design/build process, shortening the design time by overlapping design and construction. In 1969 fast track introduced the use of building systems. The new process was used successfully on the Stonybrook campus. Bids were taken on the steel even before the site at Stonybrook was laid out. A year later the buildings were occupied. The project went down as a milestone in public construction. The theory at work here is a continuous design and construction process rather than a start-stop one. The architect's plan is already being implemented as the design continues to develop. The designer is involved throughout the project, yet the cost of an architect is less because the time involved is less, due to overlapping, and therefore overhead expenses are less.

Mr. Matzke reminded his audience that the new design/build process would be a rigorous discipline for the architect. He must follow a rigid schedule. The whole building package is not put out for bids at once, but in pieces, so the architect must be certain that all the pieces fit without later budget adjustments. Previously, when the entire design package was presented together and then found to exceed the budget, escalation would automatically (Continued on page 32)
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RESPECT FOR THE PAST
CONCERN FOR THE FUTURE

LEGISLATIVE PROGRAM '75
To the People, the Legislators, and the Public Officials of New York State:

The legislative program outlined in this publication has been generated by architects but it is not just for architects. Rather it is a program which architects wish to place before the people, the Legislators and the government officials of New York State.

New York is a great State recognized over the years for creative, forward-looking legislation which has resulted in an improved environment for the people and has served as a model for other states and the national government. Architects believe that the State can be made even better and more responsive. A unique opportunity exists at present with a new Governor and with many new Legislators.

The current economic crisis has placed many burdens upon the people of the State and its solution must have high priority. This crisis, severe, immediate and difficult as it is, can be looked upon as an opportunity to view State policies and programs from a different perspective. An opportunity to consider how we live, what we see as most important and to identify new goals and assess priorities offers a challenge.

There is a strong base within the framework of existing government structures and programs. That which is sound must be retained. That which can be revised or modified must be studied. From these bases new programs can grow. A capable cadre of professional staff persons is already available in State government who will respond to new leadership. The New York State Association of Architects and other professional groups can be enlisted to assist in the revising of old and the drafting of new programs. These human resources are perhaps the most valuable of all. A large, complex, urban, business, and industrial State like New York cannot sustain itself without these knowledgeable and skilled citizens.

Needs can easily be identified; families must be housed, the physically and mentally ill and the aged must be cared for, effective correctional programs must be provided for those who have lost their way, schools and colleges must reach out to meet the ever-changing educational needs of all the people, cities must not be allowed to deteriorate further, and there are more.

There is much to be done and part of this translates into an ongoing need for physical facilities both new and rehabilitated. If these needs are not satisfied, they will not go away but will accumulate. Rather than to drastically cut capital programs, is it not better to maintain a reduced but constant level of activity to satisfy these needs? These programs, too, represent people; those who plan, design, supply materials and construct, and those who use, the facilities. Jobs must be maintained and a measured capital construction program responsive to needs can form part of a solution to the current economic crisis. Many programs can be designed to generate their own revenues and once initiated can support themselves.

Programs must be socially responsive and must be undertaken within the context of energy shortages and dwindling resources. Rehabilitation and recycling of existing facilities is a means of conservation. Land is also a scarce resource in urban New York State and the use of it must be thoughtfully considered. Careful planning must be undertaken to insure that necessary programs do not overburden the environment.

The legislative program of the New York State Association of Architects seeks to speak to these several and complex concerns. The Association offers its most valuable resources, the endeavors of its members, to help make New York State even better and more responsive to the needs of its citizens.

This publication has been developed as a public service at the direction of the Board of Directors of the New York State Association of Architects/AIA by the Association's Political Affairs Committee (Michael Maas, chairman) and its Communications Committee (Kurt Karmin, chairman, and Milton Petrides, co-chairman), in consultation with its Legislative Counsel, Martin Schaum. Authorities in and out of the profession in the many fields represented have been generous in their assistance to the research aspects of the project, and their cooperation is gratefully acknowledged. Special acknowledgement is due George Christie, vice president and chief economist, McGraw-Hill Information Systems Company; Richard Stein, FAIA, and Diane Serbers, AIA;
The need for a healthy construction industry

With unemployment in New York State's construction industry already at crisis levels, well above the recession level of State unemployment generally, surveys of work on architect's boards reveal that much worse lies ahead. A modest budget for advance planning and design could get the industry back to work sooner on the State's most urgently needed construction projects; provide a Statewide stimulus to New York's economy; and save the higher construction costs on later starts that inflation would inevitably entail.

The need for creativity and caution in the energy crisis

If we reject the straitjacket of prescriptive standards, and accept the creative discipline of planning for energy efficiency, we can both conserve energy and enhance economic opportunity in New York State should be supported. The people of the State. We need to stop wasting energy. We need a comprehensive energy policy which helps us relate our decisions in diverse fields to the energy problem. And we need a comprehensive program of energy conservation in buildings, which presently account for a third of all energy consumption.

The need for restoring housing and neighborhoods

Communities across the State need economic rejuvenation, and people need better places to live. Improving the places where people are, through rehabilitation of their housing and restoration of their neighborhoods, can provide economic stimulus to deteriorating communities and better living environments for the State's citizens at less than the cost of new construction. We should push for funding of the 1974 Housing and Community Development Act, legalize loans for rehabilitation of one- and two-family houses, encourage lower mortgage interest rates, consider tax abatement for Mitchell-Lama projects and revive the State's public housing program.

The need for planned development and conservation

If the great decisions about the directions of State environmental policy are to be made with the participation of the people, the State must have public planning strategies to which the people can contribute on a continuing basis. Such strategies can and should encompass both planned development and conservation of energy, natural and historic resources. We should adopt the Environmental Plan for New York; consider extending to other resources and areas the unique kind of protection provided in the landmark legislation for agriculture, wetlands and the Adirondack State Park; enact legislation establishing an independent State Historic Preservation Agency; and support development of a comprehensive transportation system for the State.

The need for a building process all can adopt

Delays in the construction process can be costly, and many are due to lack of consistency in construction procedures of the 48 State agencies concerned with construction, stemming in many cases from inconsistencies in statutes enacted at different times. The promising current effort to analyze this problem by the New York State Council on Architecture Study of the Laws Governing Design and Construction in New York State should be supported. So should the concept of consistent procedures among State agencies for architect-engineer selection and resolution of construction disputes; standard forms of contract for professional services and for construction; and enactment of a Statute of Limitations which gives New York State architects, engineers and contractors at least as much protection against unreasonable suits as 43 other states now give.
Inflation and unemployment are an ever-growing threat.

INDEXES OF TOTAL CONSTRUCTION
CONTRACT VALUE
1967 = 100

NEW YORK CITY (SMSA)

180
160
140
120

NY STATE


F. W. Dodge Construction Statistics

The chart is a dramatic enough indication of what has happened to construction activity in New York State in the last five years, and of the increasing rate of decline in the last two years. Since 1973, the index of New York construction activity has been consistently more depressed than that for the nation as a whole.

But surveys of work on architects' boards which were undertaken in the Spring of 1974 by the New York Chapter of The American Institute of Architects and in the Fall of 1974 by this Association indicate that the worst is yet to come. The Spring 1974 survey compared 1973 workloads with 1969, the peak construction year in New York State; and the drop was a whopping 55 per cent. Still more sobering, however, were the results of NYSAA/AIA's Fall 1974 survey, which found design work in architects' offices 52 per cent below 1972. Such a dive in less than two years can only spell, not recession, but depression, in the architectural profession.

Most sobering of all is the realization of what these figures may portend for the New York State construction industry as a whole. For design work is the front end of the construction process, and the trend of activity in architects' offices is a precursor of construction activity trends for a year to two years in advance. One does not expect to make literal extrapolations of such indicators; but it would appear that, at best, the construction industry faces much harder times than even its present reduced circumstances. Without some intervention, the 1973 architectural activity trend revealed in the Spring 1974 survey and already reflected in the 1974 construction drop, could yet have its major impact in the 1975 building season. The Fall 1974 trend in architectural activity could be an early warning on the 1976 building season. And there is the corollary prospect to be faced that even when architectural activity quickens, any quickening of construction activity is still the length of the design process, most often a year to two years, in the future.

If architectural activity in 1974 was down 52 per cent from 1972, how far down should we expect construction to go in 1975-1976?

Unemployment increases steadily, and every indication is that worse is yet to come, and soon, as construction recession deepens.

Speeding up the process is key to solving present problems and protecting future resources.

If inflation and tight money are the principal causes of the present recession in the construction industry, widespread unemployment is the most visible immediate consequence from the point of view of the State's economic needs and human resources. How bad is it? At the height of last year's building season, in some normally intensive building areas of the State, unemployment in some of the building trades was running as high as 80 per cent. The New York Times reported last Fall that unemployment in the construction industry was running 50 per cent ahead of unemployment generally. Unemployment within the construction industry has to be only part of the unemployment triggered by the decline in construction activity. For construction economists tell us that on-site wages plus fees of contractors and design professionals are, together, only half the dollar volume generated by the award of a construction contract. The other half is building materials. So the impact of the construction recession makes itself felt in the factories and warehouses of those who manufacture and supply building materials.

The construction industry is not only an important component of New York's economy, but an essential resource for New York's future. And people—highly trained and experienced people—are the construction industry: architects, engineers, contractors, subcontractors, the building trades, material producers and suppliers. We are already losing to other states and even to other countries many of our skilled people who are unable to find construction jobs in New York State. Young people who ought to be beginning their experience training in architecture, engineering or contracting are unable to find beginning jobs in their fields and turn to other fields; some of them may be permanently lost to our construction industry. And construction is not a game for amateurs; its complex responsibilities can safely be entrusted only to thorough professionals, in every step of the construction process from design to construction. So it is a matter of proper concern to the policymakers of the State that New York should not lose these professional resources, now AND future. We have too many pressing needs, from energy conservation to the
to industry's capacity to serve the State's future needs

rehabilitation of our communities, which will require the best talents and skills of the construction industry to meet.

The key to the solution is to understand the construction process, and to take immediate steps which can save time and money later. Our escalating inflation ensures that time IS money: the construction program that starts next year will cost more for sure (10 per cent more? — 15% — 20%? ) than the one that starts this year. ALSO: the construction program that is authorized next year will not be a reality on the site, even as a start, before 1977 or 1978: it will be on the drawing boards of architects. In our present context of rising inflation and rising unemployment, actions which respond to the real needs of the State as fast as possible are the optimum approach both to saving the taxpayers money and putting the construction industry back to work, as well as preserving its professional skills as a continuing resource for the State.

Most of us would probably agree with the assessment of the 1975 Dodge/Sweet's Construction Outlook that "we are at a point where a major redirection of national policy is sorely needed." If we must wait for national changes which may reverse the tides of inflation and the credit crunch, there ARE moves we can make at the State level to respond to the most pressing needs of the people of the State more quickly and more effectively.

Recommendations

1. Work through existing construction agencies of the State to establish construction priorities and administer the construction programs which emerge. Nothing could more effectively contribute to slowing down rather than speeding up the process of getting done what needs to be done than a major reorganization of these agencies at this time. There are some procedural changes we believe are desirable (pages 12-13) to improve the efficiency of the State's construction processes, but we also believe that the existing system of agencies is an effective system for the operation of the State's building programs, and that it has attracted agency staffs of the highest professional caliber. It should be continued.

2. Require all the major State construction agencies to analyze their programs to (1) identify the most critically needed construction projects and (2) establish a continuing inventory of priority needs for construction projects in every part of the State.

3. Appropriate THIS YEAR planning and design funds for the most critically needed projects which it appears might be able to be funded for construction in 1976 or 1977. If architects were selected and put to work this year, construction would be ready to start next year when funds are available. Since architectural design fees are a minor proportion of that 15 per cent of construction cost represented by contractor and professional design (including engineers) fees, a small appropriation this year could (1) begin to alleviate the depression in the architectural profession; (2) provide the prospect of an upturn in construction jobs next year; and (3) save money on every project, because the facts of our inflation-ridden life are that a year sooner is bound to mean a lot less costly.

4. Press in every possible way for early implementation of the Housing and Community Development Act of 1974. This innovative legislation could become an important spur to building housing and community facilities in the State. Again: delay adds to eventual cost, and postpones a potential boost to the construction economy AND to the communities which need the facilities.

5. Analyze the new Act to determine what if any legislative action may be required to enable the communities of the State to take full advantage of its provisions. There appears to be a conflict between Mitchell-Lama requirements for tax abatement and the application to this State of Section 8 of the new Act, a new housing assistance program for low-income families which subsidizes fair-market rents. Such conflicts should be resolved as soon as possible, so that if there are barriers, they can be removed by the time the Federal funds are appropriated.

Continue existing agencies and their experienced staffs to avoid slowing down the process

Mandate analysis of priority needs of State's communities by all State construction agencies

Appropriate in 1975 funds for advance planning and design of projects which have priority for 1976-1977 construction funding

Prod Congress for early action on funding 1974 housing act to speed potential impact on programs of State's communities

Study need for legislation to let New York communities take full advantage of new programs set up by 1974 housing act
The energy crisis calls for reassessment of priorities

There is hardly a decision to be made by this session of the Legislature that will not impact somehow on energy consumption. The difficulty is not only to perceive the connections, and the interconnections, but, from a wide variety of options, to make the creative choices that preserve the maximum freedom of choice in "the pursuit of happiness" for all of the people of the State.

We need not — in fact, under the Constitution, we dare not — abandon "the public happiness" as a goal of public policy in order to deal effectively with the energy crisis. Indeed, we may discover that a comprehensive approach to solutions of the energy problem leads us closer to solutions of a whole family of social, economic and environmental problems.

It was David Brinkley who suggested, as 1974 was at last drawing — mercifully — to a close, that the big news story of the year was NOT Watergate or the economy but a significant shift in the American attitude, as revealed by a Gallup poll less celebrated than some others. More than half the Americans interviewed believed that things would be worse in the future than in the past. No problem we face has more potential than the energy problem for making things worse unless we see the problem whole, which means in relationship to other current problems and to broad public objectives, and not merely in terms of its most immediate symptoms and their most immediate — and prescriptive — cures.

Reducing standards of living, or eliminating growth, are not necessities; they are two options among many, and dubious ones at that, with enormous potential adverse consequences for such public goals as expanding economic opportunities for all our citizens and creating the most productive environment for human development. We believe that those goals should not and need not be given up, and that all options should be measured against them. Changing standards of living can mean new kinds of amenity, not deprivation; and directing growth (without eliminating it) can be the means of economic rejuvenation for our communities and their inhabitants.

This does not mean that the way is easy, or that we can have everything we want. It does mean that if we select solutions for all our present problems which also contribute to energy efficiency, and if we accept the discipline of planning for energy efficiency, we can at the same time conserve energy and offer new economic opportunities and a wider choice of living environments to all who seek them.

Conservation is the key, at least until we can begin to rely substantially on alternative sources which, unlike our present principal sources, are both under our control (as a nation) AND renewable. Research results which would be encouraging to such widespread application are not expected much before the year 2000, so energy sufficiency for this country must meanwhile derive from energy conservation. And the key to conservation is simply to stop wasting energy.

But there has been a "gap" in our national policies dealing with the energy crisis, as the report on an 18-month study by the Task Force on Energy Conservation of the American Institute of Architects points out. The report, entitled "Energy and the Built Environment: A Gap in Current Strategies," asserts that present energy policies, with their emphasis on increased supply, seriously underplay the role of conservation in achieving a better balance of supply and demand. This is a matter of serious professional concern to architects, for buildings presently account for approximately one-third of our energy consumption. And, as the report also points out, at present levels of technology, the conservation potential of improving the energy efficiency of buildings is estimated to be equal to about two-thirds of the energy imports projected to be required by 1990 — nearly the equivalent, in millions of barrels of oil per day, to the predicted shortfall in domestic energy supplies.

Policy focus on increased supply ignores significant potential of conservation as key to a better balance of supply and demand

It is first of all important to see the problem whole, in relationship to other problems

Reducing standards of living and eliminating growth are not the only options

All our decisions must relate to planning for energy efficiency, and we must stop WASTING energy; conservation is the key
If buildings were energy-efficient, vast reductions could be made in the energy they consume, now a third of total consumption. And a new report, soon to be published, of the AIA Energy Steering Committee, estimates that the capital required to generate wasted energy for non-energy-efficient building operations from now to 1990 is $415-billion! If all new buildings from now on were designed for, and all existing buildings were "retrofitted" for, full energy conservation, the report estimates that cash value of energy saved would, by 1990, amount to $1499-billion! Not only the energy shortfall, but the widely anticipated capital shortfall, would clearly benefit from a comprehensive program of energy conservation in buildings.

We have the technology to undertake such a program. What we must find are, first, the WILL TO DO IT, and then, concepts and institutions for implementation. National leadership will be essential to provide many of the new kinds of incentives such a program will require; but there are important steps that can and should be taken at the State level.

### Recommendations

1. Establish an office of energy policy and develop a program of comprehensive energy conservation.
2. Establish as State policy the development of a comprehensive program of energy conservation in buildings, both State and private and both new and existing.
3. Set up a professional advisory committee of architects, engineers and contractors to work with the Office of Energy Policy in development and administration of the program. This committee should be asked to review and comment on the forthcoming new State energy code before it is submitted to the Legislature, and should perform the same function in connection with any future codes, standards or guidelines related to energy conservation in buildings.
4. Recognize in the budgeting and appropriations processes that higher first costs (construction costs) may be part of the price for effective energy conservation. Life cycle costing, which the U.S. General Services Administration has lately made mandatory for Federal buildings, should be required by the State to assure the most economical expenditure of tax dollars over the life of a building, taking into account operating and maintenance costs as well as first costs.
5. Encourage the development of public transportation within and linking as many of the communities and recreation areas of the State as possible, so that there are economical and attractive alternatives to the private automobile. In a State with as many miles of rail lines and as many miles of waterways as this one, trains and boats should be seen as important potential alternatives as well as buses and — for major cities — subways.
6. Recognize the impact on energy consumption of land use planning to encourage concentrated living rather than "sprawl." A new Federal study measuring the effect of clustering development rather than letting it spread has estimated that, for a new community of 10,000 dwelling units plus schools and other public buildings on 6000 acres, clustering could cut energy requirements by 44 per cent, while costing 44 per cent less to build, generating 45 per cent less pollution, and using 75 per cent less land for houses, thus yielding more space for parks and recreation. And the New York City Region, with 9.7 per cent of U.S. population and 12 per cent of U.S. wealth, uses 6.4 per cent of U.S. energy.
7. Encourage rehabilitation of neighborhoods, responding to a major thrust of the U.S. Housing and Community Development Act of 1974, by considering the desirability of amending the State Constitution to permit loans for rehabilitation of one- and two-family houses.
8. Consider the feasibility of limiting the construction of utilities as a device to direct growth and energy consumption trends — the "timed growth limitation" device recently adopted by the community of Ramapo, New Jersey.
9. Encourage "recycling" of buildings — adaptation of old buildings to new uses — when feasible, to save the added expenditures of energy required for materials and construction of new buildings.

An Albany landmark preserved, and energy conserved, through State initiative in "recycling" the old Delaware and Hudson Building as new headquarters of State University Construction Fund. The building was constructed between 1912 and 1917. Architect: Marcus T. Reynolds.
The Governor calls for restoration of neighborhoods as route to better housing at less cost and preservation of "the sense of home"

"This State is going to need about 200,000 units of new housing every year for the next several decades, just to keep pace with new families and the rate of worn-out old units."

"The cost of renovation is usually a lot less than the cost of new construction ... and some of our older housing stock has in it materials which even our luxury builders could not include."

"Just as important, the neighborhoods in which this housing stock is located often reflect a sense of place which is very hard to duplicate today — the natural flow of homes, shops, streets and parks that give people a sense of home."

"I believe that the restoration and rehabilitation of basically sound housing must be a housing priority of New York State. And I believe that the challenge ... lies not just in this work, but in the work of helping to preserve the special quality of neighborhood life as well."

Rehabilitation and restoration are the new challenge to a State with a long tradition of national housing and planning leadership

We believe that these excerpts from Governor Hugh L. Carey's address to the annual convention of the New York State Association of Architects last fall constitute a significant challenge to the Legislature as well as to our profession to launch a new era of housing leadership in the State of New York.

New York has long been a pioneer in recognizing and implementing a State's responsibility for encouraging the production of better places for its people to live at prices they can afford. This State has led the way both in programs designed to stimulate the construction of middle-income housing and in programs designed to provide low-income housing.

Now changing times and circumstances call for a new kind of pioneering, to rejuvenate communities across the State, and their deteriorating neighborhoods, to restore to livability as much of our existing housing stock as is basically sound, so that we may most effectively increase the people's choice of safe and comfortable places to live, in surroundings which also give them, in Governor Carey's simple and eloquent phrase, "a sense of home."

In truth, this "sense of home" is what has so often been lacking in the operating results of so many of our housing efforts for so many years all around the nation. If we can now learn how to turn our efforts to restoring the places where people are, instead of uprooting them to create new places to bring them to, perhaps we will have turned the sometimes traumatic housing and urban renewal experience of the last forty years to continuing human benefit.

Many forces seem all at once to be converging to encourage rehabilitation and restoration as the next major strategy for housing and community development.

Many forces besides economy encourage the thrust toward rehab, including a new housing act

Nearly as obvious, and perhaps even more compelling, is the Housing and Community Development Act of 1974, passed last August by the second session of the 93rd Congress, and the first omnibus housing legislation to come from the Congress since 1968. The block grants to communities set up under Title I of that Act could, when funds are appropriated against the authorizations of $2.5-billion for fiscal 1975 and $2.95-billion annually for fiscal 1976 and 1977, provide planning and construction funds for every aspect of neighborhood and community rejuvenation, including transportation and recreational facilities as well as other public works. Funds already appropriated (as part of the 1975 appropriation for the U.S. Department of
Housing and Urban Development) will allocate to the States, under Section 8 of the new Act, funds to implement a new lower-income housing assistance program which, through “assistance payment contracts” with owners, subsidizes rents of low-income families rather than the construction of new buildings to house them.

The increasing difficulty of finding suitable sites for new housing projects in existing neighborhoods without engendering strong opposition from residents or adversely effecting the community tax base is another strong force encouraging rehabilitation as an alternative. So are the proliferating management problems in large-scale housing projects, and the increasing costs of operating them. Then there are the growing questions about the adaptability of high-rise buildings to family life, especially in the case of families whose whole living experience has been in a very different — however deprived — milieu. And, of course, the energy crisis mandates approaches to our problems that offer a prospect of conserving energy.

Rehabilitation would seem to offer the possibility of improving the kind of housing people are accustomed to, in neighborhoods in which at least some community facilities already exist, instead of moving people to a completely unfamiliar neighborhood, where front-end costs of public facilities added to housing construction costs require luxury-level rentals for even the most modest accommodations. And what kind of housing are most people in this State accustomed to? According to the 1970 Census, more than half the existing housing units in New York State were supplied by one- and two-family houses. Nearly a half million more were in three- and four-family dwellings. The figures, by number of dwelling units per structure, are as follows:

- One-family, detached — 2,344,300; one-family, attached — 139,400; Two-family — 801,600; three- and four-family — 444,600; five or more — 2,251,800. In summary, nearly 4-million of the 6.1-million dwelling units in the State were in one- to four-family structures.

Permits for housing construction in the State for the fiscal year ending March 31, 1974 — as reported by the Division of Housing and Community Renewal — were down 33 per cent (42 per cent in New York City); and this year’s trend is even more sharply depressed, approaching 50 per cent in New York City and some other areas of the State. If increasing numbers of our citizens are not to live in increasing squalor, strong and immediate action at the State level is needed.

Recommendations

1. Require the four State agencies principally concerned with housing — Division of Housing and Community Renewal, Dormitory Authority, Urban Development Corporation and Housing Finance Agency — to submit to the Legislature early in this session detailed analyses of the impact on the State’s housing programs of the U.S. Housing and Community Development Act of 1974, together with recommendations for any legislative actions that may be needed.

2. Provide advance planning and design funds to speed the process of getting housing underway under the 1974 Act by utilizing for planning and design the lead-time required for administrative implementation of the Act. Architectural plans could then be ready next year, when it may be possible to let the first construction contracts.

3. Initiate legislation to amend the New York State Constitution to permit loans for rehabilitation of one- and two-family houses.

4. Take appropriate action to revive the State’s public housing program, which by the end of the year had expended or committed all of the $960-million previously authorized for it.

5. Consider legislative action to encourage lower mortgage interest rates as a spur to housing production, even the possibility of State-guaranteed mortgages, not only for new housing but for rehabilitation.

6. Consider legislative action to provide "shallow subsidies" for the State’s Mitchell-Lama program — tax abatement for existing projects and for new projects — both to stimulate the lagging housing market and to correlate the program more effectively with the 1974 Housing and Community Development Act.

7. Support continuation of the effective efforts of New York State's unique and internationally renowned Urban Development Corporation as a comprehensive and professional system for stimulating housing and community development.
Our State needs environmental planning that provides both for

THE NEED FOR PLANNED DEVELOPMENT AND CONSERVATION

Environmental planning is a process that helps us to analyze in advance the environmental consequences of many kinds of decisions we are required to make in the solution of many diverse public problems; to see their effect upon each other; and to select from the various alternatives open to us those which appear most likely to lead us toward widely held public goals. An environmental plan can and should be a flexible framework for decision-making, public and private, rather than a set of pre-determined conclusions which limit decision-making.

Planning is a process that invites public participation in the making of environmental policy

Viewed in this light, planning becomes the process which encourages public participation in many aspects of the environmental decision-making process which otherwise are determined largely by private decisions, privately arrived at and separately made, whose public consequences are recognized only when they become public problems. It puts some hard choices up to the public, preserving to the public the right of choice by letting the public know that choices must be made. And so it invites expression of the public will in the direction of events, or trends, instead of just in belated reaction to them.

Public awareness of the options permits the public to have a voice in direction of events or trends

Planning can, then, be the process which guides us to the most effective practice of the art of the possible. If we cannot have everything we think we need, planning can help us strike the most humane balance among our common objectives. More jobs for more people, and cleaner air and water. Better housing and community facilities, and easier access to recreational resources. Economic rejuvenation for our communities, and conservation of our historic and natural resources. Better transportation for more people, and more efficient use of energy.

We can direct development so it occurs where it is wanted and not where there are historic or natural resources to be protected

So we do not find ourselves choosing between development and conservation, but planning for both: choosing to direct growth so that we encourage development where it is needed, and at the same time limit it where necessary to protect both historic and natural resources. This philosophy has guided our State throughout its distinguished history of planning leadership. We believe the time has come for some major new actions toward implementation that will bring lasting benefits to all our citizens.

Recommendations

1. Adopt the Environmental Plan for New York and assign administration to one agency, the Department of Environmental Conservation.

2. Assign continuing administration of the Environmental Plan for New York to a single agency, the Department of Environmental Conservation, and centralize planning coordination services (staff functions) in a single agency.

3. Set up a continuing review process and an appeals process as an integral part of the administration of the Environmental Plan for New York, probably one review board for State development and another for localities and private industry.

4. Encourage efforts of the Temporary Study Commission on the Future of the Catskills to develop a program of land use controls appropriate to the particular circumstances of the Catskills Region to protect its natural resources as the landmark Adirondack Park legislation protects the Adirondacks.

Support Catskills protection through land use controls adapting to different regional circumstances the landmark Adirondacks law.
Provide incentives to channel development largely into existing communities, to encourage community rejuvenation, to hold development costs down by taking advantage of existing utilities and community facilities; to conserve energy and limit pollution; and to reserve the maximum feasible amount of the State’s land resources for a variety of other uses, from farming and mining to recreation and wildlife preserves.

Support UDC's new towns program and direction of future efforts to “new towns in town” as one way to encourage concentrated living.

Work toward development of an integrated public transportation system for the State that seeks new potential in rail and waterways.

Encourage recycling of buildings for savings in cost and energy use and spur to preservation.

Enact legislation to establish a permanent, professionally staffed State Historic Preservation Agency.

Let “recycling” (finding economic new uses for) old buildings become a State policy, serving the triple causes of historic preservation, energy conservation and (often) substantial cost savings for the acquisition of State space compared with the cost of new construction. As the State University Construction Fund has found its new headquarters space in the old Delaware and Hudson Building, and thus helped to preserve one of Albany’s most historic buildings and its most impressive urban space, so other opportunities should be sought to solve the space needs of other State agencies through recycling.

An immediate challenge: one of the nation’s most distinguished National Landmarks, a masterwork of one of America’s greatest architects, Louis Sullivan, the Prudential Building in Buffalo, is threatened with demolition. Can the State find an economic new use for it?
Delay in the construction process can be costly, and statutory defects in agency procedures are sometimes the reason for it. The cost of delay in the construction process is substantial, and it is not well understood by the public. On a single project, it can run at the rate of $10,000 a day. Or more. When a public project is delayed, it is taxpayers who are paying the bill. It is not any lack of professional competence, integrity or dedication either in State agencies or the construction industry that most often occasions construction delays, but defects in the statutory processes through which construction is commissioned, managed and executed. Quite often, in fact, delays for which the public pays are caused by the very procedures which have been written into legislation to safeguard the public interest. More often, they are due to conflicts between provisions established at separate times to solve different problems without any evaluation of the way they will affect the whole. And sometimes they stem from changes, or differences, in the circumstances of construction to which public procedures can only respond in the same old way until statutory change mandates, or at least permits, procedural change.

In this State, we have just emerged from a period during which we had to catch up with substantial accumulated construction needs, especially in the areas of new housing, health care and higher education. Such new State agencies as the State University Construction Fund, the Facilities Development Corporation (formerly the Health and Mental Health Facilities Improvement Corporation) and the Urban Development Corporation, created by the Legislature to assume the responsibility for catching up, have developed and administered their vast and complex construction programs with notable professional skill and effectiveness; they are renowned throughout the country — and, indeed, throughout the world — both for the volume and the distinction of the facilities they have built for the people of New York State. But the State has a total of 42 agencies concerned with construction (though ten do more than 90 percent of all State construction). Each has its own procedures for every step of the construction process from the selection of architects and the form of construction contracts to the payment of fees and the resolution of disputes. So many variations have the effect of adding to man hour costs both for the State and for the construction industry, and at the same time of slowing down the construction process. The very existence of 42 different sets of procedures is clearly a barrier to the most effective communication between the agencies and the construction industry. So, now that we have caught up with at least some of the backlog, we have an opportunity to stand back and evaluate the State's construction processes as a system of construction procurement for the State, and to consider how best to adapt the procedures of all the agencies to the less dynamic demands of our present and prospective construction programs. What we need is not consolidation of programs — realignment of agency responsibilities would only generate more costly delays. What we need is coordination of procedures of the agencies we have.
A proposed new study would evaluate the State's financing mechanisms for design and construction of public buildings

Issues the Study has identified — all problem areas which are costly both to the State and to the construction industry — include:

Selection of architects and engineers — lack of generally accepted and understood criteria within the State for selection of architects and engineers.

Contracts for professional services — variations in agreement forms, scope of services to be performed, and rate of compensation for professional services.

Construction contract documents — lack of generally accepted format for construction documents among State agencies.

Contract awards — length of the State's contract award process, resulting in the addition to bids of contingency factors to cover rapid increases in materials prices the present inflationary period makes necessary when a long bid period must be anticipated.

Resolution of disputes — lack of common procedures for resolving construction disputes on State projects.

Liability of design professionals and contractors — lack of any meaningful statutory time limitation on the liability of design professionals in New York State. Why does New York State deny what 43 other states provide?

The New York State Council on Architecture has responded to its statutory mandate to encourage architectural excellence in public and private buildings throughout the State by going to the heart of the matter — the processes through which architecture is created. The present Study grew out of a significant ongoing program of the Council which in itself is contributing in many ways to improving the climate in which the State's construction programs operate. The Agency Coordination and Improvement Program works through an interagency committee (ACIC) composed of representatives from major State agencies, including the Division of the Budget and the Department of Labor as well as the construction "big ten." This committee has for the first time provided a forum for discussion among these agencies of common building industry problems. In addition to continuation of the legal study, ACIC proposes for 1975-76 a comprehensive study of the State's financing mechanisms for design and construction of public buildings. Such programs of professional review and analysis generated from within are a unique contribution of New York's unique Council on Architecture to the development of more effective systems for public construction directed to substantial cost savings. The State of New York, the profession of architecture and the construction industry are all beneficiaries.

Recommendations

1. Support the concept of coordinating State agency procedures toward (1) a uniform system of architect-engineer selection; (2) a standard form of contract for professional services; (3) a standard form of construction contract; (4) standard procedures for the resolution of construction disputes.

2. Support the New York State Council on Architecture Study of Laws Governing Design and Construction in New York State, with sufficient funds to enable it as rapidly as possible to pursue and complete its investigation of economies to be derived from coordination of procedures of State agencies concerned with construction.

3. Retain the present alignment of program responsibilities among the major State agencies concerned with construction. Realignment would be conducive to delaying program activity rather than — as now required by the twin pressures of inflation and recession — speeding them up.

4. Enact a Statute of Limitations which gives New York State architects, engineers and contractors the protection now accorded by 43 other states.

5. Take whatever action is required to make the single-contract method of construction a legal option in New York State. It is in many cases a more suitable option than the multiple-contract method, which can multiply construction disputes as it substitutes often ill-defined "construction management" for single-contract responsibility.
In their professional training and in their work, architects a

Buildings which won the 1974 awards of the New York State Association of Architects, the state's highest architectural honors, reflect the increasing involvement of architects with every aspect of environmental design from housing to pollution control. The winners, shown on these pages, are located in 15 cities and towns all across New York State

5. Water pollution control facility, Plattsburgh. Architect: MacKnight, Kirmsee

*State University Construction Fund
Increasingly involved with complex environmental problems of every scope.
As a public service, we offer our professional resources to the State’s policy-making processes.

New York State Association of Architects/AIA represents 5,000 registered architects in the State of New York, with the specific responsibility to its members of acting as their liaison with the New York State Legislature and the State’s public agencies. It seeks to become an increasingly effective information resource for legislators and agency officials in the development of public environmental policy, and in pursuit of that objective has this year (February 1) moved its headquarters from New York City to Albany.

Through its Political Affairs Committee and its Legislative Counsel, supported by a State-wide corps of “Minuteman” members, the Association works to make known to legislators and agency officials the views of its members on a wide range of issues relating to human environmental needs; to advise on, initiate or react to legislation and administrative procedures affecting those needs; and to make its information resources and professional knowledge available to all who seek it in the process of developing environmental policy in the public interest. The Association’s positions and programs are derived from the recommendations of 17 standing committees, and its full-time staff is supplemented by professional consultants. In addition, as the state organization of The American Institute of Architects, the national organization of the profession of architecture, the Association draws upon the information and research resources of that 24,000-member organization with its staff of 130 persons.

Requests for information or assistance may be channeled through the NYSAA/AIA headquarters (13 Northern Boulevard, Albany, New York 12210, telephone 518/449-3334), or through the chairman of the Political Affairs Committee, Michael Maas (812/481-3804), the NYSAA/AIA Legislative Counsel, Martin Schaum (518/742-7766), or any of the officers or committees listed below.

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New York State’s Buildings of the Year

Presentation of the state’s top architectural honors, the annual awards of NYSAA/AIA, was a major highlight of the convention. Eighteen buildings in 15 cities and towns across the state received awards, with certificates presented to the clients as well as the architects of the buildings. One client, the State University Construction Fund, in fact was the recipient of THREE awards, or two more than any architect!

Awards were presented by Mortimer J. Murphy of Buffalo, then president of NYSAA/AIA, and Theodore Biggie, Jr., also of Buffalo, then chairman of the NYSAA/AIA Committee on Honors and Awards. Other members of the committee who served as jury were: Anton Egner of Ithaca, co-chairman; Giorgio Cavaglieri, Arthur Rosenblatt, E. N. Turano and J. D. Whalen, all of New York City, and Nicholas J. Senesey of Scarsdale.

CERTIFICATE OF MERIT
Family house on the dunes.  
Cohn Residence, Amagansett.  
Architect: Gwathmey-Siegel

Police Facilities Building.  
Schenectady.  
Architect: Feibes and Schmitt
College science complex.
SUCF*, Binghamton.
Architect: Davis, Brody and Associates

Erie Basin Marina.
Buffalo.
Architect: DiDonato, Renaldo Associates

*State University Construction Fund
HONORABLE MENTION

Group health clinic
Rochester.
Architect: Parks Morin Hall & Brennan

Low-budget office building.
Briarcliff Manor.
Architect: Fleagle and Kaeyer Associates

College library for a rocky site.
Sarah Lawrence College Library. Bronxville.
Architect: Werner, Burns & Toan Lunde

Composite medical facility.
Griffiss Air Force Base, Rome.
Architect: Max O. Urbahn Associates

K-12 school recycled for Grades 1-6.
Horace Mann-Barnard School. New York City.
Architect: Frost Associates
Public library
Jericho, Long Island
Architect: Bentel and Bentel

Water pollution control facility
Pittsburgh
Architect: MacKnight, Kirmsee

House in Long Island subdivision
Fresnoir House, Westhampton
"Architect" Habart Bates
"Second home" for a family of five.
Silver House, Easthampton, New York.
Architect: Edward M. Coplon

Low-cost modular housing.
Grasslands Modular Housing, Mount Pleasant.
Architect: Pokorny & Pertz

Student Union Building for SUCF*
at Plattsburgh
Architect: Mitchell/Giurgola Associates

Veterinary Medicine Research Complex
SUCF* at Cornell, Ithaca
Architect: Ulrich Franzen and Associates
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Syracuse
Schenectady
Buffalo
NUTS AND BOLTS — (Continued from page 6)

a "not so necessary evil". They feel that architects do not understand land development and as a result most such work is developer initiated. Mr. Halstead warned that an architect owning real estate is not going to turn a short term profit. Every architect is not suited for ventures fraught with risk such as land development. The rewards of development/architecture go to the architect who is willing to make a long term monetary investment and act as master coordinator for other professional services on the development. Mr. Halstead noted here that the very few architects who work with developers have a corner on the market and are known as "developers'/architects" because they are open to this field. Certainly there is plenty of room for more architects in this area.

With the conclusion of Mr. Halstead's remarks the floor was opened for questions and the audience got a chance to ask these experts in the fields of real estate development, business management, and state university construction funding, specific questions whose answers may bear fruit in an improved architectural image across the state.

Dorothy Smith
Assistant Director, NYSAA/AIA.

* * * *

TECHNOLOGY — (Continued from page 7)

adjust the price so that the owner paid more money for less building. Matzke suggested that the solution, in fast track, to being unable to adjust the building budget after the fact, is to break up the process into components and control the cost on each component thereby controlling total cost.

Construction management is a key element in the condensed design/build process. This new field involves planning, scheduling and management of design and construction. As the architect will be dealing with thirty or forty construction contracts on one building, each component package must be defined. The architect must recommend thirty awards after bid submission and review. The architect must keep track of thirty contractors, controlling costs and change orders; so that although the shortened process avoids cost escalation for the owner, the architect has far greater responsibility in construction management.

Mr. Matzke feels strongly that architects need to expand their capacities into this area and see building projects through from beginning to end. In a managerial capacity the architectural firm must be familiar with construction. If an element of the design goes over the budget it can be redesigned as the project progresses creating an inherent cost control system. We need architects and engineers who are knowledgeable in developing performance specifications rather than prescriptive measures. Performance specifications explain what the architect wants the building to do. Then we can leave industry to develop a product solution to the architect's concept. A group of engineers, architects, and designers banded together could answer the demands of construction management.

In awarding contracts under the system an architect has added responsibility also. He must develop performance criteria and bases for evaluating proposals and testing requirements. In management the architect must always be aware of the time involved in each activity making up a package. He must develop tools for determining which activities can be done in parallel and which must be done in series. Total management also develops alternative means of getting any job done. The architect must program in three solutions for any possible impasse. Mr. Matzke fully believes that fast track is the system of the future which will save the owner money, cut down enormously on design/build time, and give the architect much greater scope and responsibility in the construction process.

The final seminar speaker was Richard G. Stein, who has done extensive work in the field of energy conservation. He began by saying that architecture is undergoing a reevaluation of energy use. The continuing dependence of this country on high energy use upsets our national policy, creates imbalances in domestic matters, and puts pressure on low-income families. Architects are responsible for 40% of all energy use—6% in buildings, 13% in electrical systems, and 20% in cooling and heating systems with transportation accounting for 2/3 of the energy use. In transportation we need more efficient motors elimination of unnecessary travel, slower speeds, and fewer partial loads on the road. In buildings we can cut down on energy use also. Mr. Stein forecasted a 15% reduction in existing energy use in buildings and 25% reduction in new buildings. A study conducted of energy uses in New York City showed that the best school for energy conservation would have no windows, small perimeters, and a small energy controlled system. Buildings which are not dependent on mechanical systems are much more efficient than buildings completely dependent on such systems. Mr. Stein continued with other proposals for cutting down on energy needs in buildings, which he feels is the prime responsibility of architects in 1975. The seminar sparked numerous questions at this point on technological innovations which architects could use to speed up the construction process and cut back on energy costs. The Technology and the Architect seminar answered perfectly the needs of a convention centered around the theme of "The Changing Profession".

Dorothy Smith
Asst. Director NYSAA/AIA.

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