

C O L U M N S



An interview with
Patrick Ford,
Director of
City Planning

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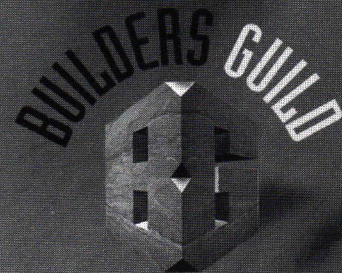
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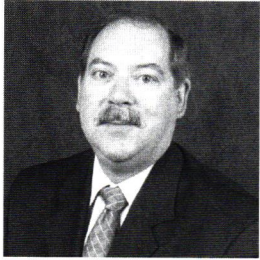
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Changes Ahead

By Tom Briney, AIA



You should be aware that we are actively adopting several measures, not only to control expenses but also to increase revenues.

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On the cover: Downtown, photo by Tracy Certo

One of the challenges this year

for the Board of Directors has been to carefully evaluate the Chapter's current and long-term financial health. While we have been fortunate to keep the Chapter in steady shape to meet its obligations, we do see some alarming trends in the year(s) ahead. At the beginning of this year, I alluded to the competing desires to provide best service and offerings for our membership and still balance these against our available resources.

Based upon feedback from the membership, we have been diligent in gradually improving our programs and offerings. Judging from recent responses, we are succeeding in doing just that with Build Pittsburgh, Design Pittsburgh, our membership programs and *Columns*, *eColumns*, and other offerings.

Each of us who has a role in running an architectural practice already knows that we are in the midst of a volatile and changing economy. At the Chapter office this translates into experiencing the myriad of changes in material and energy costs, benefits, advertising effectiveness and revenue, and technology.

Beyond dues and sponsorships, AIA Pittsburgh has traditionally relied on revenue from successful programs like employment placement services, document sales, and *Columns* advertising. Gradually, each of these has either been supplanted by programs administered by the National Component, or in the case of *Columns* advertising—is in a state of transition as we examine ways to fulfill its revenue potential.

At our annual strategic planning retreat, the Board examined this changing pattern in detail. Historically, the Board has always kept the Chapter operations fairly lean. Even so, when the downward trend in revenue becomes evident, we are forced to re-think "how we do what we do."

You should be aware that we are actively adopting several measures, not only to control expenses but also to increase revenues. Here are those initiatives:

- Create a 2-year budget model so that longer-term trends can be incorporated into our financial planning.

- Maintain our current staffing level and rely on contract services when appropriate to keep operating costs in check.
- Seek sources of reimbursement for staff activity (done in support of the Chapter) for efforts in advocacy or outreach with other organizations.
- Examine Chapter expenses for cost-savings possibilities.
- Redesign *Columns* magazine to make it a more effective communication tool, resulting in a more attractive advertising platform; and effective starting October, transform it into a bi-monthly publication to reduce production cost.
- Aggressively seek other sources of sponsorship for events—to promote the value of potential contact with our membership and long-term benefits of allying sponsors with this underwriting of our programs.
- Seek an outcome to our AIA 150 initiative that will ultimately benefit the Chapter over the long-term with greater financial stability.
- Set annual goals to increase our reserves.

As I promised, we are balancing these strategies with the goal of maintaining (and potentially improving) the level and quality of membership services and programs. To me, achieving this balance is the Board's fundamental responsibility and should describe the essence of value.

In addition to the course I have just outlined, we are going to increase the regular membership dues minimally, only to offset the cost of inflation (3%), which will translate into a ten dollar increase over last year. Our goal has always been to hold dues in check as part of our overall budgeting plan. As we all look forward to 2007 and beyond, we will continue to focus on the Chapter's fiscal health and work toward the best value balance for each of you.

AIA Pittsburgh serves 12 Western Pennsylvania counties as the local component of the American Institute of Architects and AIA Pennsylvania. The objective of AIA Pittsburgh is to improve, for society, the quality of the built environment by further raising the standards of architectural education, training and practice; fostering design excellence; and promoting the value of architectural services to the public. AIA membership is open to all registered architects, architectural interns, and a limited number of professionals in supporting fields.

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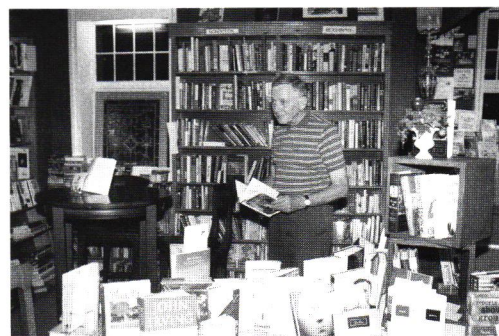
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For information about AIA Pittsburgh, AIA Middle PA and the Northwest PA Chapter, call 1-888-308-9099. Online: www.aiapgh.org email: info@aiapgh.org

A Splendid Table

A feast for the senses sums up the dinner served at the Hartwood Café on July 20th for a large table of architects and AIA members. The surf and turf dish, plated exquisitely, featured a crabcake cooked to perfection and a tender filet served with good wine along with a peach cobbler that was irresistible.

Host Don Montgomery, AIA, invited architects and others to a special occasion, one-price dinner in the exceptional restaurant he's created from an old mine building. Filled with architectural artifacts such as stained glass windows and sculptured brass doors, the charming restaurant also features the Bookworks café where patrons find good reads along with fine coffee. Located on Harts Run Road, the Hartwood Café is special any day of the week. But we suggest you try Wednesday nights where Bluegrass rules. And don't forget to make a stop at the pub, Whispers, the latest addition, in the rear.



Volunteers Needed For the SAH Annual Meeting in Pittsburgh

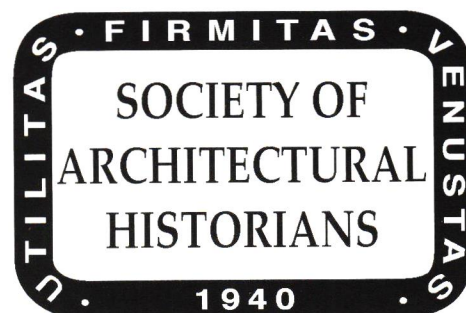
From Wednesday, April 11th to Sunday, April 15th, 2007, the Society of Architectural Historians will hold its 60th Annual Meeting in Pittsburgh, PA, at the Omni William Penn. Volunteers are being sought to help with the meeting. This is an excellent opportunity to hear presentations of recent research in architectural history and related fields and an opportunity to meet the 500 scholars and practitioners who are expected to attend the conference.

In exchange for your valuable time (a minimum of six hours) volunteers will receive a complimentary conference registration and are invited to attend the Wednesday evening opening reception and lecture.

Some of the areas requiring volunteers include: AV assistants in the paper sessions (training provided), registration desk attendants, registration packet assembly, and general helpers and floaters to assist participants with questions and directions.

A copy of the brochure detailing the program of scholarly papers, tours and events can be downloaded here after January 1st, 2007: www.sah.org

This will be a wonderful opportunity to get to know fellow volunteers and meet colleagues in your discipline. Volunteer slots will be filled in the order that they are received. If you are interested in serving as a Volunteer at the 60th Annual Meeting of the Society of Architectural Historians, please email Mattie Schloetzer, Annual Meeting Volunteer Coordinator at schloetzer@carnegiemuseums.org.



Housing Holding Steady, Commercial Contracting Soars

Against the backdrop of a national housing market slowdown housing permits in the region held strong through the second quarter, while non-residential contracting was up over 49% compared to 2005.

At the national level housing activity is off almost 15% year-to-year, but in metropolitan Pittsburgh permits issued for new single-family detached units were 1,382 versus 1,402 last year. "There haven't been many good macro-economic indicators for housing during the first six months of the year," says Jeff Burd, founder of Tall Timber Marketing, a local construction market tracking and research firm "yet the impact on demand for new housing here seems unfazed."

Permits for multi-family housing are up nationally, and here in southwestern PA permits for attached housing units and multi-family housing jumped over 60% in the second quarter to 1,025.

A review of the numbers for the first two quarters also shows some interesting changes in what may be the "hot" spots in the region. The city of Pittsburgh remains the strongest, with 262 new housing units under construction. Several other municipalities have shown declines, including long-time hot spot Cranberry Township. Another shift worth watching is the change in starts by county. Permits in Allegheny were up more than 40%, as was the activity in Westmoreland, but starts were off 27% in Butler. "This may be a reflection of lot availability more than demand," says Burd. "It may be that Cranberry, or Butler County generally is becoming built out, but I think it will take more than two quarters to judge."

Non-residential construction soared for the third straight quarter. After nearly three-quarters of a billion dollars in contracting in the past two quarters, contracting was \$983 million between April and June. "There are still a surprising number of large projects in the hopper for this year, with another three \$100 million plus jobs expected to start," says Burd. Retail construction, which is starting to cool off, still contributed over 1 million square feet of new construction to the mix. Other sectors that are growing are hospital construction, power plants, colleges, manufacturing and warehousing, and even hotels. The K-12 market is weaker overall than in past but there are an unusually high number of projects underway that are between \$30 and \$50 million.

Tall Timber Marketing is a research and consulting firm for businesses marketing in the construction industry.

TOP HOUSING MARKETS

The totals listed represent the number of new housing units for which building permits were issued, excluding mobile homes and elderly care complexes. The top areas were:

Municipality	#SFD	#SFA	Total
Single-Family Detached			
North Huntingdon Township	95	5	100
Peters Township	70	4	74
Franklin Park	53	11	64
Pine Township	53	40	93
Adams Township	52	67	119
North Strabane Township	52	29	81
Hempfield Township	46	52	98
South Fayette Township	44	12	56
North Fayette Township	41	15	56
Unity Township	41	15	56
Single-Family Attached			
Pittsburgh	226	36	262
Adams Township	67	52	119
Hempfield Township	52	46	98
Latrobe	45	0	45
Sewickley Hills	45	1	46
Total Pittsburgh MSA 2005:2	1,402	639	2,041
Total Pittsburgh MSA 2006:2	1,382	1,025	2,407
% Change	-1.4%	60.4%	17.9%
By County			
Allegheny	535	587	1122
Beaver	98	8	106
Butler	177	151	328
Fayette	39	8	47
Washington	199	104	303
Westmoreland	334	167	501

June Member Event

AIA Pittsburgh and the City of Pittsburgh Office of Public Art collaborated at the SPACE Gallery in June for a two-prong event: to celebrate the release of the *Pittsburgh Art In Public Places* downtown walking tour book and to host a panel discussion about artist and architect partnership, specifically about the Strawberry Way public art project. After the panel, participants went for a tour down Strawberry Way. They also wished a fond farewell to Maya Haptas, who's headed to Cornell for a master's degree, and to Quinn Fedele. — *By Becky Spevack*



Business as (Un)Usual

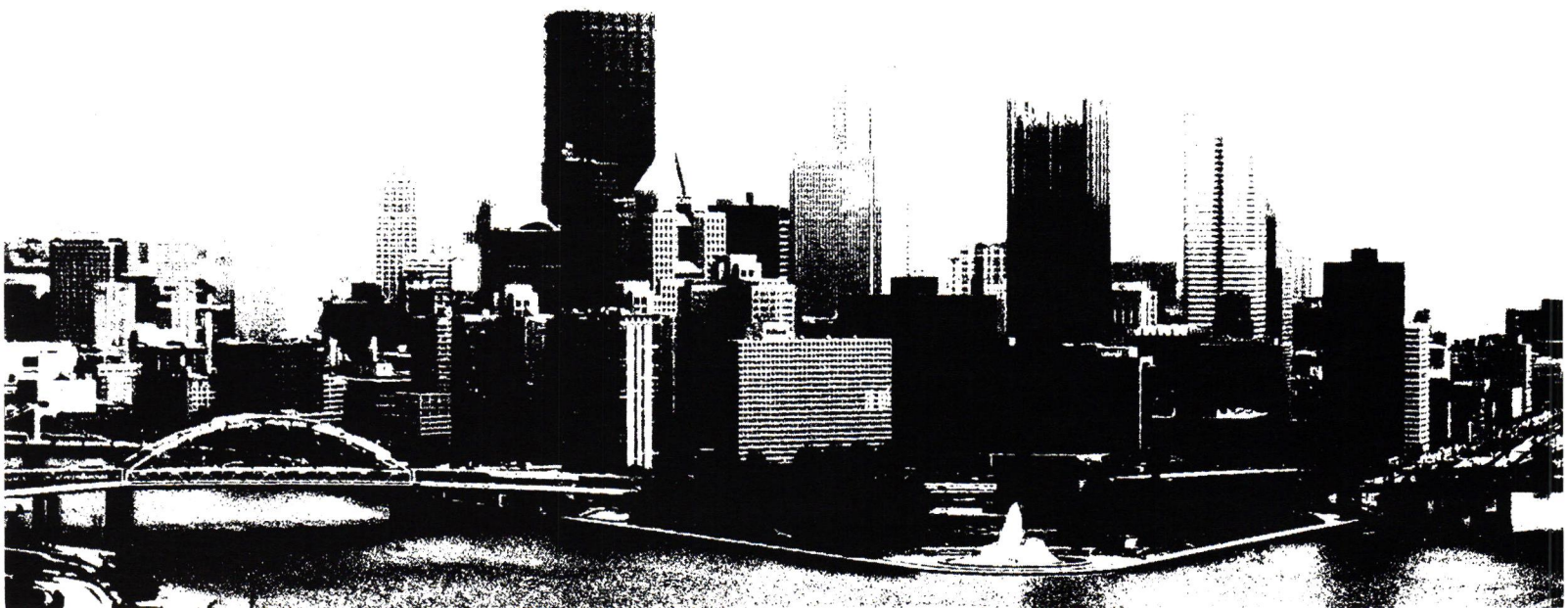
An interview with:
Patrick Ford,
Director of
City Planning

By Tracy Certo

At the recent meeting of the Pittsburgh Civic Design Coalition, where the group presented their report to 200 or so community leaders, Director of City Planning Patrick Ford spoke about the Mayor's—and his own—vision of the city of Pittsburgh. It is, he said, “to make Pittsburgh one of the safest, cleanest, most vibrant cities in the country.”

Paraphrasing his favorite architect, LeCorbusier, Ford said, “Exemplary civic design should respect the sky, space, trees, steel and—especially in this city—concrete.”

When it comes to design matters, Ford's message is clear: the City seeks exemplary civic design and they will not cut corners. “A building should be a good neighbor and look like part of the city,” he said, just as “art should decorate our city.”





PHOTOS BY TRACY CERTO

Since taking his position as Director of City Planning in January, Ford has been meeting monthly with the Pittsburgh Civic Design Coalition to discuss projects and further their goal "to promote quality design as a definitive feature of Pittsburgh."

In a follow up interview with *Columns* later that same week, Ford emphasized the point once again. "Design excellence is the central theme of everything—the integration of the built with the natural environment and human experience," he said.

With recently announced plans for a Pittsburgh one-stop design center—housing AIA Pittsburgh, the Riverlife Task Force, Sustainable Pittsburgh and the Community Design Center, Ford was asked if his department could manage a presence in the center. His

reply? "There's no reason why we couldn't find a way to fit in the approval process to make it a one-stop shop."

It's yet another sign that it isn't business as usual at Ross St.

The first sign from the affable director, who is described by a number of colleagues as "a great guy," was the extensive restructuring of the department that took six months to complete. Ford instituted Professional and Service Centers of Excellence creating a model-based corporate entity to expediently handle any work matter that comes in. Each Center—whether it's Transportation and Parking or Neighborhood Revitalization—lists its function and mission, staff by title (Planner or Engineer, for example) and the credentials of staff, from years of experience to professional affiliations that further

identify their expertise. So if an environmental issue comes into the office, it goes straight to the environmental expert best suited to deal with it. The idea is to create accountability within the department to provide a better environment in which to conduct business. With an educated staff experienced in a range of areas, Ford relies on them to be accountable, certainly, but in addition, to find areas of opportunities and challenges.

Examples of Service Centers of Excellence are the departmental and interdepartmental support, public support, resource development and maintenance. They include:

- **GIS** with a mission to provide the public (and city employees) with a complete geographic understanding of the city's environs.

"I'm a businessman frustrated with the way government was run in so many of my jobs. It's very refreshing to come to work for a guy (Mayor O'Connor) with a successful career in the business sector."

- **Public Policy Research**—to provide public policy research and expertise to the four Centers of Excellence, city departments and Transportation.
- **Office Space/Communications Management**—to achieve and maintain a professional image for the Department to insure the accuracy and professional appearance of all departmental documents and presentations and to maintain a clean professional and inspiring office appearance and organization.

For love of the city

The first time Ford and his wife, Alecia Serk, Main Streets/Elm Streets coordinator at the Urban Redevelopment Authority, moved to Pittsburgh was the result of an internet search of cool cities. The second time was to take the director position under O'Connor.

Although the couple, who now live in Lawrenceville, have lived in nine places in eight years, Ford swears allegiance to Pittsburgh. "We're here to stay," he declares. "It's the first place we've come back to." Pluses for him include friendly bars, a wide choice of entertainment and restaurants, diversity, and that sense of authenticity that comes with urban living. The water and sky in Florida is like a drug, he admits, but the place is soul-less. Not the case in Pittsburgh.

In his position as Director of City Planning, Ford oversees four divisions that will help maintain and improve upon the city he admires:

1. Strategic planning
2. Development administration—includes zoning review and approval

3. Community development—\$17 to 20 million of federal money designated to everything from community development to the homeless. (Note: the budget is down \$3 million from last year.)
4. G.I.S. (Geographic Information Systems)

Since taking his new position, bursts of activity have exploded on all fronts:

- The three casino applicants finalized their proposals, resulting in an extensive report issued by Ford's department;
- Downtown has exploded with development news including the Fifth and Forbes corridor—from Piatt Place to the announcement of Three PNC which just recently was seeking a permit;
- Urban Design Associates prepared the master plan for the Fifth Avenue and Market Square District
- The Cultural Trust announced the winning team for the design of the Eighth St. Redevelopment project to get that project underway.

And now his department is soliciting RFPs, internationally, for a design competition for Market Square. With all that is going on, Ford is optimistic about his goals, crediting the Mayor with a model that will make them easier to achieve. "I was excited to come back to work under Bob O'Connor," says the former University of Virginia football player whose Ross St. office sports hundreds of photos, many sports-oriented. "I'm a businessman frustrated with the way government was run in so many of my jobs. It's very refreshing to come to work for a guy with a successful career in the business sector."

One thing that impresses Ford is the mayor's operations strategy, allowing Ford to name the staff who reports to him. O'Connor, Ford explains, identifies where he wants to go and then he leaves it to his staff to take care of the task and report back to him "to get jobs done on time and under budget."

Even with the mayor's recent hospitalization, Ford says things are running smoothly. O'Connor, he points out, never spent much time in his office anyway. "The mayor was always in the neighborhoods identifying problems that required correction and liabilities that needed eliminating," he said.

Review and approval

They haven't lost momentum, he assures. Ford has completed the restructuring and is working on priorities for his own department, one of which is to create a virtual department of development services. Since it is not practical to physically move everyone into one building, with offices spread throughout downtown, he wants to connect them electronically to enable real time response. That would allow comments from all involved, including, eventually, developers.

This technological solution would greatly streamline operations, saving time and money for all concerned and it would be used for issuing permits, connecting all departments electronically. Ultimately, applicants would be given a tracking number so they could check their status at any time.

Another initiative of the Department is the creation of the Mayor's Development Review Committee. In January of this year, says Ford, "Chief of Staff Dennis Regan conveyed to me that historically there has been a lack of communication between agent and developer in the review process. The development review and approval process also includes approval from the Allegheny County Public Works and Sewer Authority," he says, as an example. In the new process, the development review committee will meet with the applicant of major site plans and tell them every issue that needs to be addressed. That will avoid surprises and prevent the unnecessary expenses that accompany them.

It's a SNAP

Another change in the works is the way each planner in the department is now in charge of a neighborhood sector as outlined in the Sector Neighborhood Assets Profile or SNAP. There are three types of neighborhood classifications, says Ford: transitional, distressed or stable and the neighborhoods are grouped into 16 sectors. The health indicator, which include dozens of evaluation criteria, will be used to assess them.

Each planner in his department has been named the point person, or project planner for a specific sector, with responsibility to attend relevant neighborhood meetings and act as staff advocate for the area. It's another example, he says, of categorizing human resources and talent in the department to act as a consulting firm to the neighborhoods and achieve accountability.

Walk This Way

One goal of the Mayor's is to streamline the zoning and approval process and create a expedited permit approval process. "It's very laborious now to get zoning approval, for improvements ranging from fences and decks to downtown hotels," says Ford. His solution? Walk-through permitting for minor approvals: a simpler all-in-one stop where, on a given day every week, applicants for minor permits come in, take a number, and walk through a complete set of stations set up for every phase of the approval process. The intent is to have everything one needs in one room at one time so people can get in and out. The upshot? More efficient use of staff review time and less administration for the customer.

Office of Public Art

Making public art a part of everyday life is another priority for Ford who has expanded the roles and responsibilities of the Office of Public Art to integrate with real estate and new development and overall economic development. Art, says Ford, "is a huge part of the city's culture and identity. History has proven that societies are remembered more by their treatment of art than their buildings."

Pittsburgh Art in Public Places, a Downtown Walking Tour, was recently published by the Office of Public Arts.

The pocket-size 128-page full color guide features dozens of beautiful photos from free-standing art such as the Forest Devil in Mellon Square to the art in buildings such as the Union Trust Building, where the 11-story stained glass light well is featured along with the Gothic spires, bust of Henry Clay Frick and lion sculpture. (Free copies of the walking tour can be downloaded at www.publicartpittsburgh.org)

At the same time Ford focused on the Fifth/Forbes/Wood developments, he also had to devote large chunks of time to evaluating the impact of the three proposed casino sites. Casino applicants took up "a lot of our time—studying three sites, letting the entire strategic planning division weigh in," says Ford. He emphasized the importance of careful evaluation in how each proposed casino would impact the community.

Thinking green

To keep Pittsburgh in the lead for green building, Ford is supporting legislation which would allow the city to give density, height and bulk incentives as rewards for incorporating green elements in design. City Council passed the resolution which will cycle through the approval process and most likely be approved in a final vote in November, predicts Ford.

Fulfilling the job as director takes its own special discipline. Ford's schedule is a bit daunting. He's in the office from 9 a.m. to 9 p.m. then works out until 11:30 p.m. followed by dinner at midnight with his wife. One day he's outfitted in a suit, another hot summer day he's sporting a tropical print shirt—with more formal wear hanging nearby—as he listens to 60's tunes on his iTunes.

Home is a loft apartment in Lawrenceville with unobstructed 360 degree views. Renovated by Joe Edelstein of Wylie Holdings, who has done a number of buildings in the area, Ford's apartment boasts a wicked rooftop deck, with sweeping views of downtown, the Allegheny River and the South Side. "It's just beautiful," he says, "and dirt cheap. So typical of Pittsburgh, best views at affordable prices." One more reason he plans to stick around.



City Planning Departments

Transportation/Traffic/Parking

Mission: To enhance the City's quality of life by providing safe, affordable and convenient mobility for all City residents, workers and visitors with equal consideration of all modes and community contexts.

Environmental/Open Space/Recreational

Mission: Assure the Natural Environment of the City of Pittsburgh is protected and utilized in an efficient manner that recognizes natural attributes, limitations and community needs. To preserve and enhance the hillsides, waterways, open space and recreational opportunities and improve the quality of life in an urban context.

Community Revitalization/Neighborhood Planning

Mission: To make Pittsburgh a better place to live by providing leadership and coordination in the renewal of neighborhoods through wide-ranging analysis, comprehensive planning, and effective implementation of proven revitalization strategies

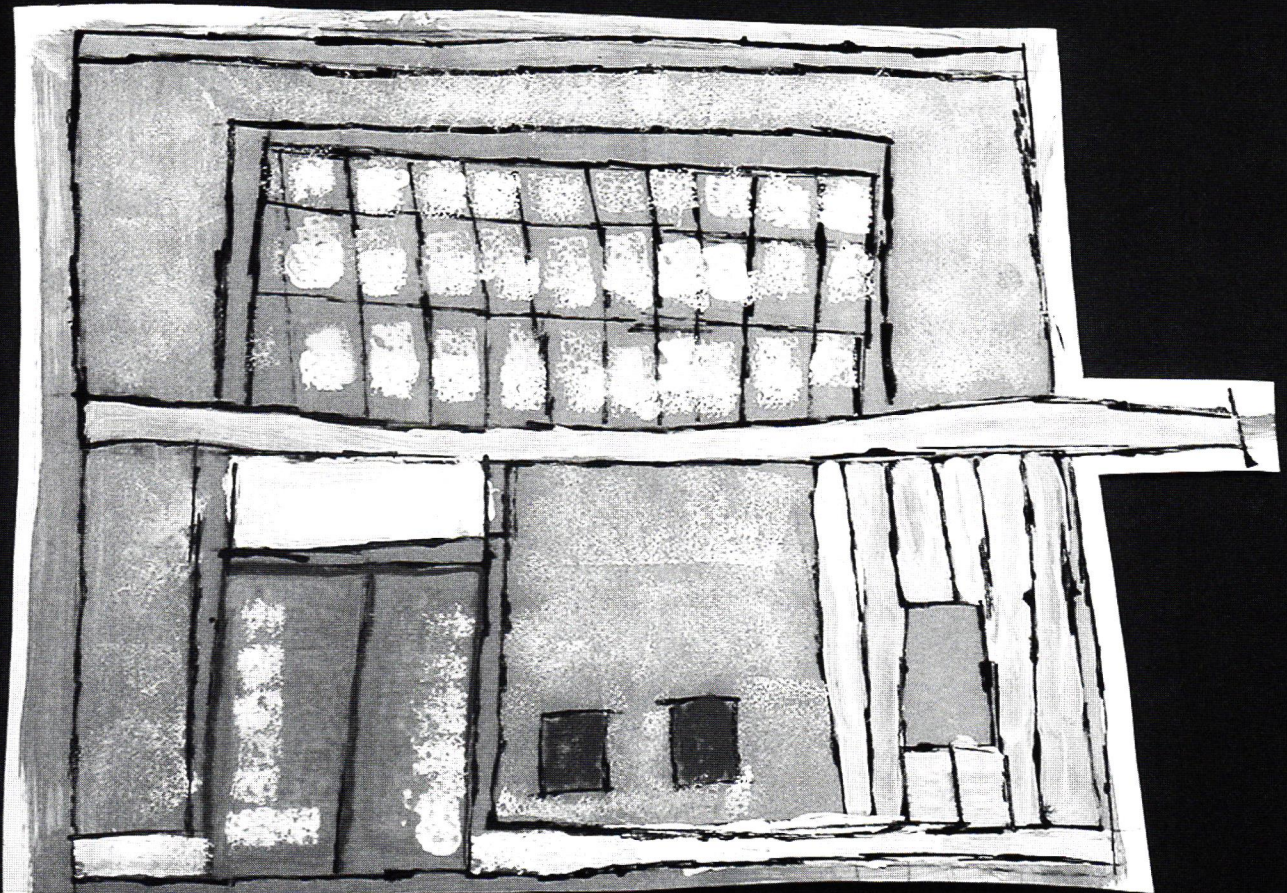
Urban Design

Mission: To promote responsive development and enhance the quality of life in the City by encouraging development projects that minimizes their environmental, economic, civic, contextual and aesthetic value.

A LESSON IN ARCHITECTURE

Students in Allentown got a lesson in art,
architecture and civic design.

By Tracy Certo



"Schwartz Market 800 East Warrington Avenue" by Matthew Stropkey, 5th Grade, Grandview Elementary School Pittsburgh, PA

Fenestration. Façade. Cantilever. Cornice. Most kids wouldn't know the meaning of these architectural terms but the students at Grandview Elementary do, thanks to their student art teacher.

Carol Skinger was thinking about what kind of art project to create for the fifth-grade students at the school. As she drove through the commercial district of Allentown on her way to the school, it hit her: A way to connect the students with their neighborhood while learning about architecture, art and urban design at the same time.

Starting with an art lesson, the students studied architectural representations in famous paintings—such as Edward Hopper's *Early Sunday Morning* and works by Paul Klee. They also learned about the Fauves, an early 20th Century group of artists that included Matisse and Derain, who used wild colors unrelated to the subjects in their paintings. Then they studied the neighborhood around them, specifically the various architectural styles of the buildings in the three-block stretch of Warrington Avenue in the main commercial section of Allentown. Finally, they learned principles of urban planning as they were introduced to the planned Grandview Scenic Byways Park, 270-acres of forested and urban trails across Mt. Washington that was the result of more than 10 years of efforts from residents and the Mt. Washington CDC.

Following these valuable lessons, Skinger gave the students black and white digital photos of Allentown buildings, making sure they were each devoid of context. She asked the kids, "What would you do with these buildings?" and set them loose. They rose to the challenge, transforming the



Students learned this is an Italianate style building characterized by the central front gable, ornate paired brackets at the deep eaves, and elaborately detailed crowns over the doorway and windows.



"MOIR Computer Associates 1212 Arlington Ave" by Terrell Stewart 5th Grade, Grandview Elementary School



Schwartz Market: Students were told to note the strong horizontal line and the streamlined curve of the cantilevered metal awning, the industrial corrugated steel siding and factory-inspired window-well at the second floor.

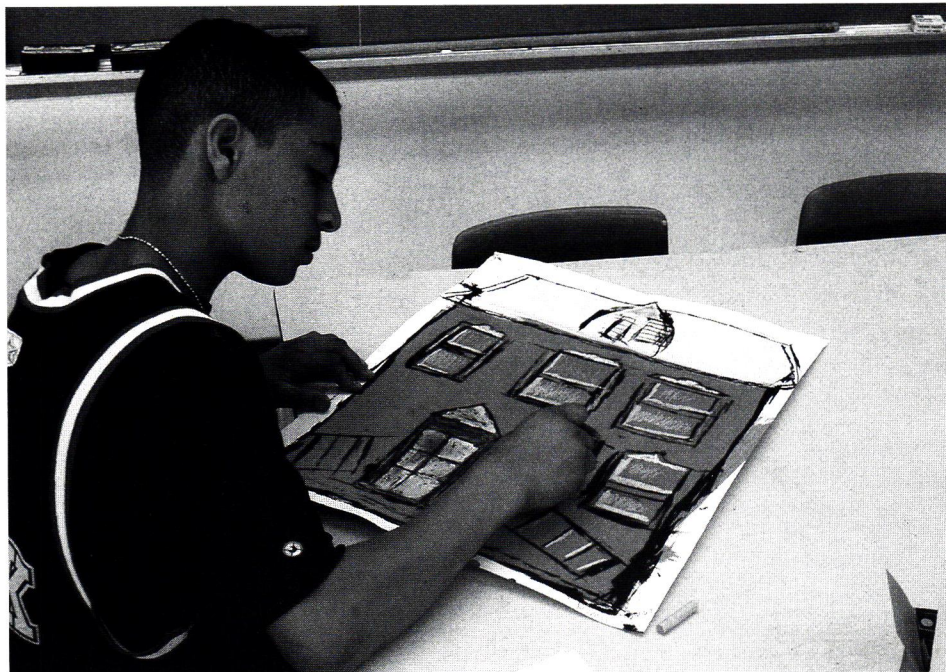
buildings through imagination and a generous outpouring of color.

Their work was then displayed in storefronts throughout Allentown for four weeks.

"The kids loved it," said Skinger, who spent two decades in fine arts and interior design. "They had never done anything like that. It was neat to see the kids using their own neighborhood as inspiration for their work."

The result doesn't translate well in this black and white magazine but you get the idea.

Perhaps the best way to judge the project is by reading the comments of the students and what they learned and how it affected them.



Terrell Stewart stamps on black lines and adds final details with pastel.

Student comments

MY PAINTING MAKES ME PROUD. IF I OWNED THE BUILDING I WOULD MAKE IT INTO A STUDIO. IF I WERE TO CHANGE ANYTHING I WOULD ADD A BALCONY. IF I COULD BE A DESIGNER, I WOULD MAKE MY BUILDING LOOK LIKE MY PAINTING.
— *Brianna M.*

I would use my building as a recording studio, music and spa place. It would have four balconies, four theaters, four elevators and an escalator. There will be four spa rooms. That will be part of my house. The other part will be part mansion and part mall. — *Shakona H.*

The photograph makes me feel curious because I haven't seen the building. My painting makes me feel like an artist because I made it myself. I will make my building into a personal studio. I will have a piano, stage and microphone. My friends and Beyonce will be in my music video. When I retire I'm going to make clothes and have a shoe shop. — *Jmia R.*

I liked the lesson because it made me think about the building. I am curious because I have always lived here and I don't know this building. I would make it into apartments. — *Thomas F.*

I LIKE THE BUILDINGS BECAUSE THEY ARE IN MY HOME TOWN. IF I OWNED MY BUILDING I WOULD OPEN A DAYCARE AND I WOULD GET CHILDREN TO PAINT ON THE WINDOWS—RAINBOWS, PEOPLE AND FLOWERS. I WOULD BUY TOYS AND MATS AND I WOULD HAVE ARTS AND CRAFTS TIME. I WOULD USE MY COLORS ON THE BUILDING. — *Savannah M.*

I loved this lesson. I'd do it again and again. I liked listening to what Mrs. Skinger said. She gave me a lot of ideas. I will make my building into a dance station. I have always wanted to have a dance station. I will make it beautiful by painting it red and blue. I will have many people dancing there. It will be free. Both the photograph and my painting make me feel proud because I could take a pretty house and make it beautiful. — *Breann V.*



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BETTER DESIGN FOR Better Technology Integration

By Tracy Certo

It's a new workplace today, with as many computers as people occupying space.

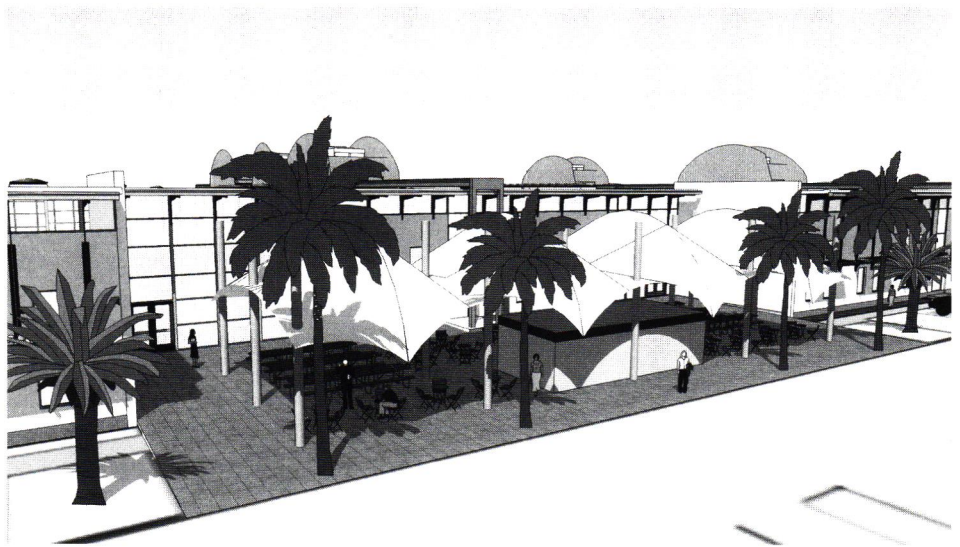
In response to changing demands in workspace, three Pittsburgh firms have teamed together to form a single-source, design-led, design-build service for any business facilities that require interaction with people and computers. The new group, KSBA Contact Center Group, which specializes in call centers, and LLI Group, which does other business process facilities such as data centers and back office operations, is made up of Kingsland Scott Bauer Associates (KSBA), LLI Engineering and LLI/CMI Construction. The group was formed in April, 2006.

KSBA selected call centers years ago as a specialty because they are in the forefront of "technology-integrated" facilities and their managers measure employee performance to such a high degree," says Roger Kingsland, AIA, managing partner of KSBA.

In the past, he explains, the focus was on getting computers to run properly. "It ignored the people component," he says. "Our practice approach is performance design, research and economic analysis.

"The creation of this group is a natural extension of KSBA's Performance Design approach which is focused on each client's unique value proposition," he adds. "Design-led, design/build starts with defining client need and analyzing the opportunities to improve profitability through the design. The result is a realistic and accurate budget tailored to the client's definition of value which is the essence of Performance Design."

That includes incorporating sustainable design elements. The new group has already built modular prototypes of sustainable technology business centers (STBS) in Texas and Virginia and it is currently work-

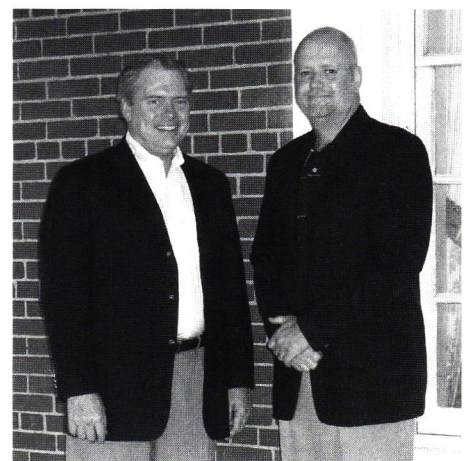


VistaPrint in Montego Bay, Jamaica, by the KSBA Contact Center Group.

ing on a 90,000 square foot call center for VistaPrint in Montego Bay, Jamaica.

The STBC model better integrates people and technology but it also provides for a multi-purpose building; if one tenant leaves, another easily adapts to the building and reaps the benefits of green design elements such as daylighting. "It's a universal tech building which will accommodate the full range of info tech business process uses," says Kingsland who cites general office, high density office, data centers and even lab uses.

"When the design team leads the project, the entire team is integrated throughout the process and the right expertise is applied at the appropriate time," notes Kingsland. "Our ability to present all options and quickly determine not only the cost, but also the economic benefit is a powerful advantage. KSBA/CCG can design and build better projects faster and guarantee costs earlier in the process, allowing the client to manage risk and improve their bottom line."



Roger Kingsland, AIA on the left with Mike Mason.

KSBA, which has completed more than 80 call center projects in the last 16 years, won the Call Center Magazine's Product of the Year Award for their "Performance Design" approach, which uses design as a tool to increase profit.

Design Pittsburgh 2006

*Submissions to be featured in The
Pittsburgh Cultural Trust's Gallery Crawl
September 29th, 5:30 - 9 p.m.*

Important Update! To participate in the Gallery Crawl, Boards must be received by September 26th between 9 a.m.-5 p.m. at the AIA Pittsburgh chapter office.

Binders Due: Thursday, September 21st
9 a.m.-5 p.m. AIA Pittsburgh chapter office.
5 p.m.-7 p.m. September Membership Meeting at
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see insert for details.

Design Pittsburgh Gala: Thursday, October 12th

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Submission kits must be purchased from AIA Pittsburgh.
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SAVE TIME AND MONEY: AIA Contract Documents Software Goes Beyond Text, Terms and Templates

It was 10:30 a.m. on a Thursday morning, and architect Steven Weiss, FAIA was just getting back to the office from a dental appointment. He was finalizing the agreement details for an extensive multi-family residential building in Chicago, and he knew he had to make significant revisions to a 40-page contract by noon.

In the old days, this would not have been possible. Making those revisions with white-out, a ballpoint pen and a Selectric would have taken several hours for an assistant to complete, in addition to the time needed for another contract review. The client wouldn't have had the contract until the next day at the earliest.

But Weiss, president of Chicago-based Weiss Architecture, wasn't worried that morning about getting his contract finished in time. He was using Contract Documents software from The American Institute of Architects (AIA). "The key was that I could look at my computer monitor and think through what I wanted to change. When I was done, the contract was done, and I e-mailed it to the client."

The AIA software Weiss was using provides access to more than 100 industry-standard forms and agreements that are used throughout the design and construction process. The software, which is integrated with Microsoft® Word, allows users to create AIA contracts in a familiar word-processing environment where changes can easily be made using track changes. Drafts can then be e-mailed to a client for more changes or printed out for signatures.

Weiss expected the client to return the contract with a signature either that very afternoon or the following morning. Before, it would have taken several days for a turnaround. And in this case, time was especially important because the client said that the construction loan could open as soon as the contract was complete. Cashflow was directly linked to the speed of contract completion.

The complexities of contracts and subsequent negotiations have made contract-creation more complicated and time consuming. Architects, attorneys, and contractors must look for a competitive advantage to reduce the time taken up in creating and revising contracts. Like Weiss, many are turning to AIA Contract Documents to help bring those hours under control.

"The software has facilitated expedited document preparation," said Marvin Nathan, president of Nathan Sommers Jacob, a Houston, Texas-based law firm. "It's also easier to transmit revisions and renegotiate them. The time saving is the benefit more than anything else."

**The software, which is integrated
with Microsoft® Word, allows users
to create AIA contracts in a familiar
word-processing environment where
changes can easily be made using
track changes.**

Incorporating a familiar word-processing tool has been the answer. "Using Word – that's been the major player," said Nancy Happeard, an administrative manager at architecture firm Fanning/Howey Associates in Columbus, Ohio. "The program allows us to do one draft and make changes before creating a final document. The documents are easy to fill in."

The software uses dialog boxes, which allows the user to input consistent information. The software saves that information so it can be reused throughout the contract or on future contracts. "As you work with the program more, there's not as much to fill in because the software has already automatically filled in the information," said Happeard. "Productivity is up because we can create documents more quickly."

Anyone with access to Word can now participate in the reviewing process. Leveraging Word's track changes feature, a user is quickly able to locate any deletions or additions.

That's a benefit for Ed Whelan, an attorney and partner with McGuire Woods LLP in Jacksonville, Florida. "You can approach drafts as you would with a paper document in front of you, but it's easier to track changes. And that's important with a 50-plus page document. You don't have to read through the entire document. You can just review the changes and save time," Whelan said.

With the AIA software, the "red line feature helps because you can immediately see changes," said Carol Cook, senior project coordinator for Turner Construction in Seattle, Washington.

And using Word's editing tools, "you can do a global search of the document to find out how a change in one section impacts the rest of the document," Nathan said. Architects and attorneys are now freed from manually tracking minute changes and can focus instead on substantive elements, such as defining scope.

Another time-saving feature is the ability to create customized templates. This is particularly effective when the same language is regularly changed. A template can be edited and saved as a custom template for later use. "It's a good feature for people who make the same changes to a document every time they use it," said Suzanne Harness, managing director and counsel, AIA Contract Documents. "We've made the feature easier to use, so the custom template will show in track changes all edits to the original AIA text. When you use a custom template to create a new document, you can make a comparison between the new document and the original text at any time." The variance checker, which compares amended documents against the original AIA lan-

guage, is a convenient way for an owner or client to see all of the changes in Word or PDF.

"You don't have the problem of people changing AIA language and not indicating that's what they've done," said John Hawkins, a partner at Porter & Hedges, LLP in Bellaire, Texas. "I've seen people retype AIA forms, change them and still call it the same document. It's probably a copyright infringement, but it happens and it's troublesome. Making a comparison between the documents can help."

Houston attorney Nathan has also seen problems with the way some lawyers prepare documents. "Lawyers sometimes—and perhaps unintentionally—make changes in a way that makes it difficult to see them," Nathan said. "Those things can be lost. It can be unintentional, but the software really shows all of these changes."

"Making a contract as transparent as possible is important for making it more understandable and saving time", said Rich DeYoung, AIA, president and CEO of WTW Architects in Pittsburgh, Pennsylvania. "The software makes everything very clear and easier to understand."

Having AIA Contract Documents software integrated with Word also makes it easier for users to understand. Many people are familiar with Word, so it makes it easy for employees to learn. "Orientation for staff is quick and the learning curve is short. You can get people up and running on it quickly," said Jim Dunn, Assoc. AIA, principal and general manager of Goody, Clancy & Associates, an architect firm in Boston, Massachusetts.

Once staff members are up and running with the software, they'll be able to generate documents in Word or in a locked PDF format and e-mail them instantly, which is far more efficient than sending documents through the fax machine.

And more lawyers are opting for e-mail instead of the fax machine, which can deliver documents that aren't as easy to read as the clean text found in a Word or PDF document. "The ability to use Microsoft Word and e-mail a document to anyone for further editing is the most beneficial part of the software," AIA's Harness said. "Lawyers sometimes don't like to send e-mails. Some prefer to exchange faxes so they can see if anything has been changed. But more lawyers are using e-mail,

and having the ability to see changes in Word using track changes or the software's variance checker is important for them."

Steven Weiss found the Variance Checker helpful that morning when he emailed a revised contract with the variance report to his client for approval. His client was able to quickly locate the changes Weiss had made. "The client then printed out the contract, signed it and messengered it over," Weiss said. "And if the client had called back with revisions, we could have made those and turned the document around again just as fast."

License holders also find it helpful to have access to all of AIA's original documents. At Porter & Hedges, about a half dozen attorneys and their assistants do "construction contracts and have the AIA software on their desktops, using it as a reference tool," firm partner Hawkins said.

The intellectual property contained within the documents can be a valuable reference tool even during projects that don't require an AIA contract. For example, when looking at a manuscript contract, referring to an AIA contract can help, Hawkins said. The AIA documents reflect an accepted "notion of how contracts and relationships are set up."

The AIA documents cover all facets of the design process, from pre-design through ribbon cutting. Users like the fact that there's a contract to help with this process. "The cost of the software has paid for itself in multiple ways," attorney Nathan said. "The cost is inexpensive compared with the benefits, such as the ability to use an electronic format that expedites our turnaround times and the turnaround times of the people we're working with."

For those who are in the building industry, having access to AIA contracts is a must. But "those terms aren't always accepted at face value," Hawkins said. That's where the software comes in, offering convenient, time-saving features that many people are already familiar with.

The software leverages Word so experienced users are comfortable, but its features go far beyond the Microsoft offering. For clients and partners, however, that do not have the AIA software, they only need Word to review and edit the contracts the software creates.

Being able to use Word during the review process makes it "quicker to generate documents and easier to save and forward changes to clients or opposing counsel, helping you get from draft contract to final document," Whelan of McGuire Woods said.

This is the same process Weiss went through when he returned from his dentist appointment. With 90 minutes to finish the agreement, Weiss turned to his AIA software. "The whole process is interactive and as efficient as technology will allow," he said. It's so efficient that Weiss was even able to finish the contract before lunch.

With today's increasingly complicated negotiations, the more efficiently someone can get to a finished contract, the better. Using technology to accelerate contract creation, revision, and distribution is essential. AIA Contract Documents software is the best way to get out of the contract writing business and back into the design and construction business.

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HABITAT

:OUTDOOR SPACE

John Missell, AIA and Judy Emerson
Mt. Lebanon



Although John is the architect, his wife Judy is the mastermind behind their beautiful and eclectic garden which was recently featured on Mt. Lebanon's garden tour. The charming tree house John built for his son, James, now 13, was recently dissembled but now, with a new granddaughter around, a tea party scene magically appears in storybook splendor tucked under the rhododendrons. In every corner of this garden, there's something interesting to see: a partially-hidden pond, an inviting old-brick terrace, whimsical wood birdhouses on tall poles.



A GLIMPSE OF ARCHITECTS AT HOME

Inside, the stone house has many great design touches, from arched doorways to cozy breakfast nook, but with the beach house furniture stashed there for now, you'll have to wait to see it. John and Judy recently sold the house he designed on Cape Cod and are now buying property in North Carolina. John recently left his position as partner at Hayes Large Architects to pursue his own work which may—or may not—leave him some time to spend in their showcase garden.

photos & text by tracy certo



From the Firms

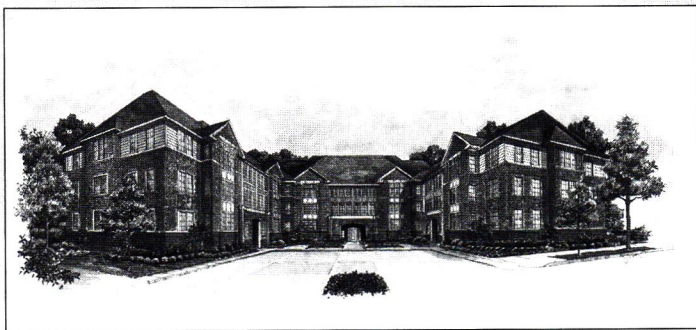
→ The VH-71 Presidential Helicopter Integration Facility, designed by **L. Robert Kimball & Associates**, was opened on Monday, June 12, in Owego, NY. The new 176,000 sf facility features aircraft integration hangars, program management and engineering office space, systems integration laboratories, aircraft parts storage, and maintenance and helicopter paint facilities. The secure complex also includes a new helicopter flight operations area.

WTW Architects has rejoined with Fairmont State University to update the university's 10-Year Facilities Master Plan. The plan was originally developed five years ago but has in large measure already been accomplished. As they set new goals, the focus of this effort will be on the quality of the campus open space. The update should be completed by this fall.

The Children's Home of Pittsburgh, designed by **Perkins Eastman Architects** is scheduled to open its new \$20 million facility on Penn Avenue next spring. This three-story, 63,000 sf development will house the organization's three current programs — Adoption, Transitional Infant Care, and Child's Way. Construction manager is P.J. Dick Inc.

Another project designed by **Perkins Eastman** — the Bausman Street Independent Living Project — was recently completed and opened to the community. The BSIL has twelve fully accessible apartments and include green elements throughout.

The Crescent Court Condominiums (below) at Summerset at Frick Park are scheduled for completion in spring 2007. The 36 units, designed by **Perfido Weiskopf Wagstaff + Goettle**, range from 1,100 to 1,860 sf, with costs ranging from \$235,000 to \$495,000.



Strada has completed the design for a four-story addition to Courthouse Square at North Pennsylvania Avenue and Otterman Street in Greensburg, PA. Built in the 1960s, the existing two-story, 85,000 sf building houses governmental offices. The expansion is part of a Westmoreland County consolidation project. The new workspace will allow the County to house an additional 75-100 employees. The contractor is Rycon, construction started in August.

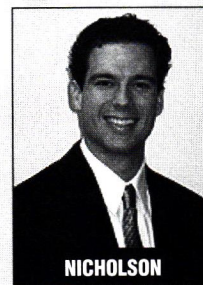
Massaro Corporation has been selected by Saint Vincent College to build the 40,000 sf Fred Rogers Center for Early Learning and Children's Media as well as the Saint Vincent College Conference Center. Work is scheduled to begin December 2006. Massaro Corp. is also working on West Virginia University's Oglebay Hall, which includes renovations to the designated historic landmark, and the construction of a two-story addition. Both projects are pursuing LEED Certification.

Business Briefs

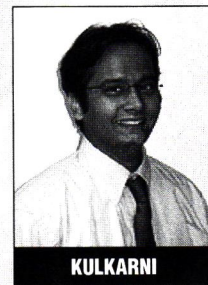
→ **Astorino** welcomes four new employees to their nearly 200-member staff. The newest additions include Brett Hand as an architectural intern, Christopher Angelucci as construction project engineer, Lori Ganchuk as CADD operator and Michelle Payne as a field office administrative assistant.

Burt Hill announces that both **Chuck Parker, AIA** and **Mike Preston, AIA** have been promoted to senior associate. Parker has been a project manager in Burt Hill's healthcare group for more than eight years and is also a registered architect with more than 30 years experience. Preston has more than 20 years of experience and has worked with clients such as South Butler and Mt. Lebanon School Districts, Sewickley Academy, and the University of Pittsburgh Medical Center.

Mark Nicholson, Assoc. AIA and **Mandar Kulkarni, AIA** of **Foreman Architects Engineers, Inc.** have recently passed their LEED certification exam to become LEED accredited.



NICHOLSON

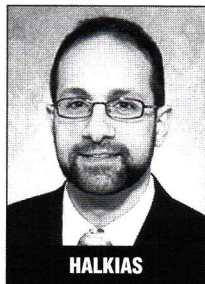


KULKARNI

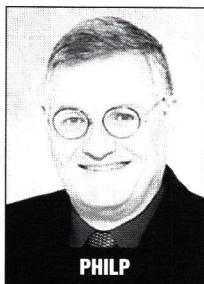
IKM announced the successful completion of the ownership and management transition of the nearly 100-year old architectural, planning and interior design firm. After more than 40 years of guiding and growing IKM and being the catalyst for numerous important projects, **Mihai (Mike) Marcu, AIA**, has transferred his ownership interest to an internal group of equal equity partners: **Joel Bernard, AIA, Jeff Brown, AIA, Roger Hartung, AIA, Mike McDonnell, AIA**, and **John Schrott, AIA**.

Perkins Eastman announced a variety of staff additions: **David Bostak, AIA** and **Deanna Wise, AIA** as project architects; **Carrie DiFiore, Assoc. AIA** as an architect; Kimberly Moran and Samantha Hendrickson as interior designers; Jennifer Bubnash as an intern architect. All are currently involved with the design of specialized residential environments for seniors except for Ms. Bubnash, who is working on office, retail, and mixed-use projects.

L. Robert Kimball has recently hired the following staff to the architecture and engineering building systems division. **George Halkias, AIA** has been hired as a project manager; **Doug Philp, AIA** has joined as design director; David Howell has joined as a project designer. Brian Melby has also been hired as a project manager for the telecommunications and technology consulting and engineering division.



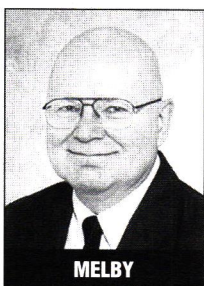
HALKIAS



PHILP



HOWELL



MELBY

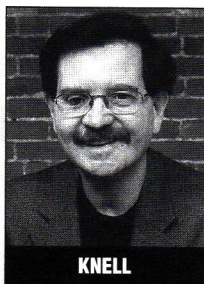
Horizon Properties, through its affiliate Horizon Hospitality, announced that the Hilton Hotel Franchise of Hampton Inn & Suites will be the flag at its first hotel project on Race-track Road in Washington County and at the Chestnut Ridge Golf Resort in Blairsville, PA. Horizon Properties, in a joint venture with Peoria, IL based Cullinan Properties, LTD., is also scheduled to begin construction on a 50 acre development of a lifestyle center in the Southpointe development in Washington, PA.

Kudos

➔ **Suzan Lami, AIA** of **Lami Grubb Architects, LP** was recently awarded the PSMJ Resources, Inc. Design Industry Outstanding CEO of the Year Award in the small firm category.

A national design competition has named local firms The Sextant Group, Inc. and **EDGE Studio** as Grand Prize winners for renovation of the Carnegie Library of Pittsburgh in Oakland. The Sextant Group, Inc. a consulting and design firm specializing in audiovisual technologies, information technologies and acoustics, and **EDGE Studio** architects received the award from Archi-Tech Magazine at an awards ceremony held in Orlando, FL on June 6th.

Paul F. Knell, AIA, executive vice president and a senior principal at **WTW Architects** has been elected to a three-year term on the board of directors of the Association of College Unions International (ACUI) Education and Research Foundation.



KNELL

The Mental Health Consumer Center (below) designed by **Hancock Architecture** received a 2006 Commonwealth Design Award from 10,000 Friends of Pennsylvania at a VIP reception held at the State Museum in Harrisburg this past June. The project met a number of objectives set forth by 10,000 Friends including responsible land use, downtown revitalization, and observation of fiscal resources.



Staff from **IKM Incorporated** participated in the inaugural Pittsburgh Construction® event. The IKM "Construction Team" (pictured below) led by MariLouise Rannow, Stacey Nemcek, Emilie Criner, and Cheryl Marlatt, aptly chose the Roberto Clemente Bridge as their project entitled "Bridge the Gap to End Hunger" bringing together the unique architecture of the city's bridges, the humanitarian mission of Roberto Clemente, and the goals of Construction® to raise awareness and to collect donations for the Greater Pittsburgh Food Bank.



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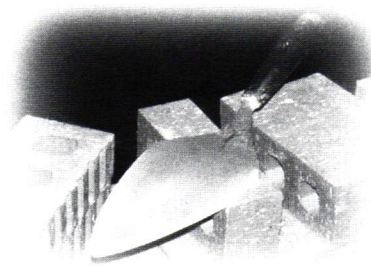
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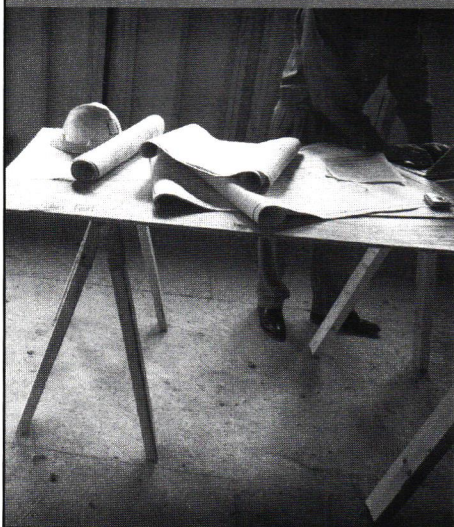
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