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THE WISCONSIN ARCHITECT, serving the construction industry in Wisconsin with circulation to Architects, Engineers, General Contractors, Business and Interior Designers, Landscape Architects, Certified Planners, Developers, Specifiers, Construction Managers, Builders, Manufacturers, Suppliers.
The publication and distribution of the September issue of the WISCONSIN ARCHITECT has brought an avalanche of phone calls and letters from public owners seeking WSA assistance in developing methods for selecting architects to do their work.

As you may recall, the September issue of this magazine featured public projects done by Wisconsin architects and contained a 10-page centerfold which attempted to educate public owners on the value of selecting architects on the basis of qualification and competence ... not fee. The tone of the brochure was general in advocating qualification based selection. The brochure also invited public owners to call the WSA office to obtain more detailed information that they could use in developing request for qualifications, request for proposals, and/or scoring sheets that could be used in objectively evaluating competence and qualification in selecting architects.

Much to our great surprise the phone rang. It continues to ring. Your organization is now working with over 20 public owners in Wisconsin who want to develop a selection methodology that provides them with the best quality architectural services that they can obtain for their specific project. One county wants some help with a proposed 7 million dollar jail facility. One school district just wants to hire a firm to help them on upgrading their playground and doing some long range planning for a future building. One city is looking at new city offices, and wants to objectively select the most competent architectural firm to assist them. Another school wants help selecting an architect to renovate an older building. The list goes on and on.

In response to these many and varied requests we have sent detailed information. On several occasions we have met personally with administrators and/or building committees. The consistent impression obtained from communicating and meeting with these people is that they legitimately want to do the best job possible. While they want to know what the professional services are going to cost, they all seem to understand the impossibility of quantifying the professional service in such a way that firms can bid. Again and again and again we stress to them the importance of evaluating the qualification and competence of shortlisted firms and understanding the scope of proposed services from those firms.

To date the results have been excellent. On every project in which the WSA has been asked to be involved prior to the selection process being established, the public owner has focused primarily on qualification and competence in selecting a project architect.

We need your help.

When you're in that interview room you have to emphasize competence and qualification. When you're meeting with that school board administrator or county executive, you have to emphasize the importance of competence and qualification. Explain to them the impossibility of so fully defining the scope of the proposed service that they can expect to accurately compare "bids" from competing firms. Explain to them that a professional service is not like buying a school bus in which they can fully specify engine type, body type, number of gears, number of layers of paint, etc. They understand ... if we take the time to educate them.

We also need your help in identifying owners who are in search of this type of direction. It's no good to call the WSA office after the shortlisted firms have been requested to bid. By that point in time the selection method has been established and it is next to impossible to convince the public body that they are going in the wrong direction. Our best efforts are when we get in early in the ballgame.

Are we heading in the right direction? We think we are ... but how about you? This is your organization, and we need your feedback and direction. If you'd like to further discuss this matter or obtain copies of materials being sent (we won't give you the names of the potential clients) please contact Eric at the WSA office.

By Eric England
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The Wisconsin Building Code has been updated by the Division of Safety and Buildings of the Department of Industry, Labor and Human Relations as part of the normal two year code update cycle. Although the code has been available since September 1, 1985, the majority of the new or amended provisions will take effect on January 1, 1986. The earlier publication date was in response to specific requests from architects and other users of the code to have the new edition of the code available with several months lead time.

The major emphasis of the rule changes for the 1986/1987 edition of the code is deregulatory. The code has been amended to clarify rule intent, to codify the official interpretations included in the Wisconsin Building Code Reports issued from January 1, 1984 through June 1, 1985 and to address new technologies and systems.

The timing of the adoption and issuance of the code is scheduled so that the new provisions take effect at the beginning of the even numbered calendar years. However, the department did put a series of provisions into effect upon the September 1, 1985, publication date. Rule changes dealing with child day care centers and community-based residential facilities (CBRF) were put into effect on September 1, 1985 to coincide with licensing rule changes in the Department of Health and Social Services and recently enacted statutory changes. Also, rules pertaining to permitted use of "direct vent sealed combustion chamber appliances" were put into effect on August 13, 1985 by emergency rule. The permanent version of those rules will take effect on January 1, 1986 when the emergency rule expires. The remaining changes and modifications will take effect on January 1, 1986.

The rules were developed in consultation with the Wisconsin Building Code Advisory Review Board and were subjected to public hearings during April, 1985. Legislative Committee review and approval took place in May and June, 1985 and the rules were formally adopted by DILHR Secretary Howard S. Bellman on July 22, 1985.

The following is a listing of the major changes to the code included for 1986:

- **Atriums.** A comprehensive set of requirements regulating atrium design and construction are included in the code for the first time. Historically, architects have been required to submit individual petitions for variance to gain approval of atrium designs in buildings. The department has been utilizing the provisions of section 1715 of the Uniform Building Code in reviewing and making determinations regarding those petitions. The proposed atrium rules are based upon the same section 1715 rules of the Uniform Building Code. By codifying requirements, submission of individual petitions for variance for atriums is no longer required.

- **Skywalks and Pedestrian Access Structures.** The new code contains comprehensive requirements for the construction of skywalks and similar pedestrian access structures. The rules are based upon the experience gained in the development of the skywalk systems in the cities of Milwaukee, Minneapolis and St. Paul. The rules are performance oriented providing designers with more flexibility and do address the various issues (class of construction separations, occupancy separations, different owners, building security and looking of exits, etc.) which historically have required the submission of individual petitions for variance.

- **Direct Vent Sealed Combustion Chamber Appliances.** The new rules permit the installation of "direct vent sealed combustion chamber appliances" without fire-resistant rated enclosures in all occupancies, except health care and detention facilities. This rule reflects the safety features incorporated in this new, high technology equipment and will permit HVAC designers greater flexibility and latitude in providing systems sized specifically for individual buildings or tenant spaces.

- **Chair Lifts for the Physically Disabled.** The new code will permit the installation of chair lifts in certain required exit stairways in existing buildings. The rules will permit the installation of the lifts to facilitate making existing buildings more accessible to the physically disabled population of the state.

- **Bed and Breakfast Establishments.** Bed and breakfast establishments, as defined by statute, are now exempt from the provisions of the Wisconsin Building Code. These facilities will be regulated by the Wisconsin Uniform Dwelling Code and local ordinances.

- **Ramps.** Comprehensive requirements for ramps are included in the code for the first time. Historically, the department has permitted substitution of ramps for required exit stairways in buildings. The new rules address all aspects of ramp design and construction.

- **Exit Distribution.** Historically, the code has included very performance oriented requirements dealing with exit distribution. The rules have required architects to obtain individual exit distribution plan approval. New, more definitive requirements, including Appendix drawings, have been included in the code. The requirements are based upon recently included rules in the National Fire Protection Association Chapter 101 Life Safety Code.

- **Chapter ILHR 57 Living Unit Separations.** The requirements for living unit and exit access corridor separations have been modified to be more performance oriented and to permit the use of insulation, sound board and other system...
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components within the rated wall
collection.

Fire Alarm Testing. The require-
ment for mandatory fire alarm test-
ing has been modified from weekly
testing of the system to monthly
testing.

Door Locking in Detention and
Correctional Facilities. The new
code includes updated provisions
addressing the topic of door locking
in detention and correctional
facilities based upon recent
changes in the National Fire Pro-
tection Association Chapter 101 Life
Safety Code.

Openings in Fire Division and
Occupancy Separation Walls. The
current individual opening size limi-
tation for fire division wall and oc-
cupancy separation wall construc-
tion has been deleted. The size of
the individual opening is now a
function of the listed fire door as-
semble.

HVAC Standards for Health Care
Facilities. New, energy conserving
HVAC standards for health care
facilities have been adopted in the
code. The new Federal Standard
was recently recognized by the
Federal Department of Health and
Human Services (DHHS) for Medi-
care and Medicaid certification
purposes.

General Sanitation Exhaust Sys-
tems. The new code permits the
combining of general sanitation
exhaust systems with certain other
building exhaust systems for energy
conservation and system efficiency
purposes.

Lavatories. The current code re-
quires providing one lavatory for
every two water closets or urinals
provided. The new code will permit
designers to install lavatories on the
basis of only the code required
water closets and urinals.

Toilet Rooms in Restaurants. The
new code permits the use of a
single toilet room for both males
and females, employees and
public in certain, small restaurants.

Smoke Detection Systems in
CBRF. The smoke detector rules for
community-based residential facil-
ties have been modified to reflect
recent statutory changes requiring
additional detectors in the "public
areas" of these facilities.

Day Care Centers. The rules for
day care centers have been
amended to reflect recent changes in Department of Health
and Social Services licensing re-
quirements. Age restrictions for chil-
dren have been reduced from 30
months to 24 months and more re-
laxed requirements dealing with
unenclosed stairways in day care
centers are included.

Unlimited Area Buildings. The
rules for unlimited area chapter
ILHR 54 occupancies have been
expanded to permit certain two
story buildings to be of unlimited
area.

Barrier-Free Design. The excep-
tion for applying barrier-free re-
quirements to church entrance re-
modeling has been deleted. The
number of required accessible
rooms in certain hotels and motels
has been reduced. Comprehensive
requirements for accessible
drinking facilities have been
included.

Vented Heating Equipment. Sig-
nificant changes have been in-
cluded in chapter ILHR 64 to per-
mit expanded use of direct vent
sealed combustion chamber appli-
cances, vented unit heaters, vented
suspended furnaces and vented
infrared heating equipment.

The 1986/1987 edition of the
building code is available in the
standard 6" x 9" format from Docu-
ment Sales and Distribution. The
cost of the code is $12.60 including
taxes. The document may be or-
dered from:

Document Sales and Distribution
Department of Administration
P.O. Box 7840
Madison, Wisconsin 53707

Comments regarding the 1986/
1987 edition of the code, the up-
coming changes or suggested
code changes may be forwarded
to the Bureau of Code Develop-
ment, Division of Safety and Build-
ings.
Restoration

Architect: Plunkett Keymar Reginato Architects
Project: Psychology Teaching & Research Center
Owner: University of Wisconsin

The Psychology Department at the University of Wisconsin—Milwaukee never really had a home. It has been scattered from one end of the campus to the other, depriving it of even the most basic needs.

As of the ’85 semester, the Psychology Department moved into the renovated Garland and Pearse halls. The buildings have been turned into a sophisticated, high-tech facility for human and animal research.

Part of the historic Downer Quadrangle, these turn of the century buildings were originally built as part of a girl’s preparatory school. Later, Garland was turned into a dormitory and Pearse a teaching facility. The buildings lacked continuity and code compliance.

PKR designed a pavilion, matching the University Gothic style, to connect the two structures and act as the main axis for people entering the building. This connector provided space for a common elevator, solved the level differences of the two buildings and provided an area for a new mechanical system.

The former exterior brick wall of Garland Hall, was utilized to create a unique interior wall that is part of the new elevator and mechanical shaft. This ornate, decorative brick and concrete wall set the tone for the design of the building. The same colored brick and pavers were carried through the interior design for continuity inside and out and create a feeling of unity.

Because the Psychology Department required more square footage than was available, two grand stairways were removed, the unused attic utilized, and a two-story meeting room converted into two floors, gaining an additional 8000 sq feet of usable space.

The attic provided a quiet, windowless place, away from major traffic to house animal vivariums.

Corridors have teal colored, surface mounted tube light fixtures, allowing the pellum space above the ceiling to be used entirely. Teal colored soffits were added to brighten and provide a unifying element.

Two-way mirrors are located in various observation rooms as well as a bar for alcohol research and an all black room for visual testing. Adolescent research rooms have carpeting cut into one-meter checkerboard squares to graph child movement.

The Wisconsin Architect 12/85
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The Wisconsin Architect 12/85
Creation Through Restoration

By Bernard O. Gruenke

Europe is one of the few continents in our nation that has saved some of its finest structures, from the Colosseum in Rome to the Colossus of Greece. We in America are faced with a genuine challenge — our history is young — so young, in fact, that we have only two hundred years of civilized structures. We must fight to preserve these structures in order to be assured of the continuance of essential elements of history for the education of future generations.

For nearly a century of service, the Conrad Schmitt Studios has been restoring and preserving some of this country’s finest edifices. Founded in 1889 by Mr. Conrad Schmitt, the Studio was and is known primarily for its renovation/restoration of churches in all parts of the country. Some of the churches with which you may be familiar include St. Marys Church in Port Washington; St. Bernards Church in Madison; St. Willebrord’s Church in Green Bay; St. Patricks Church in Eau Claire; as well as numerous Milwaukee area churches, including St. Josaphats Basilica; Shrine of Mary, Holy Hill; St. Stanislaus; Old St. Marys; St. Hyacinth; and St. Anthony, to name just a few. In the restoration of these structures, the goal was not to preserve the structure as a museum or show-piece, but to act as a backdrop to the liturgy or ceremonies performed within.

In 1975 the Conrad Schmitt Studios restored the interior of the Pabst Theatre with the Architectural firm of Mark F. Pfoller & Associates. It is our sincere feeling that this was one of the finest examples of restoration which, in turn, acted as an impetus for the entire country towards the renovation/restoration movement. Even our government recognized that the restoration was to the advantage of all, and proposed tax incentives through a program entitled “Investment Tax Credits”.

From the Pabst Theatre in Milwaukee we restored the interior of the Paramount Arts Centre in Aurora — a once rotting pocket of poverty was becoming one of the hottest commercial markets in the mid-west. We were then called to Texas to restore the Perot Theatre in Texarkana; the Paramount Theatre in Austin, and the Majestic Theatre in Dallas. Not only did these theatres become focal points for the communities, but they acted as a catalyst for the renovation/restoration of entire downtown areas, as was also evidenced by the restoration of the Orpheum Theatre in Memphis, Tennessee, which was beginning of the restoration of Beale Street.

The Investment Tax Credits were then viewed by large hotels and private investors. It was with the help of the ITC’s that the restoration of such known buildings as the Conrad Hilton Hotel in Chicago, our own Grain Exchange in Milwaukee, and the Netherland Plaza Hotel in Cincinnati, Ohio, were made possible. And finally, the largest renovation/restoration of all, the $135 Million Dollar renovation/restoration of Union Station, Omni Hotel, in St. Louis, Missouri. We have noted that after each restoration, pride is returned to each and every city, urban blight is hatred, and investors seek downtown areas for other than parking pavilions. Once again, these beautiful structures function not as museums or monuments to the post, but to serve and surround the public with splendors of crafts that have long since been forgotten, and to fulfill their role as an educational and entertainment center of the future.

This, then is our commitment to preservation, with our goal being the expression of architectural sincerity. Our ambition and dedication since our inception has been refinement of the arts, with a philosophy of obedience to our forefathers’ quest for perfection.
Artisan at work on newly restored Union Station, St. Louis, Mo.  
Photo: Wm. Mathis

Paramount Theatre, Aurora, Ill.  
Photo: Hans Keerl

Pabst Theatre, Milwaukee  
Photo: Milwaukee Journal
Bootstrap Restoration

By Grace Stith

Photos by Dick J. Stith

Sleepy little towns are not always somnolent. Paoli, Wisconsin, with a population of 60 residents boasts five recent renovation projects. On a per capita basis, that might be a record. The projects have been accomplished by designers and craftsmen, an inch at a time, with no help on financing.

Dona Duppler began the "awakening" when he purchased and began the restoration of Fischer Hall built in 1851. It housed a general store with a dance hall above and a saloon in the basement. The dance hall is restored to its original decor and is used by various groups for dinners, meetings, and dances. In 1981 Bill Hastings purchased the Old Mill for $29,500. He bid against a scrap dealer who was planning to start a car crushing business on the site. The scrap dealer later bought the old truck scale by the scale or weigh house.

Interestingly, Hastings' grandfather was a miller and had worked at the Paoli Mill during the years 1913-15. That was the end of the milling era; trains were taking the whole grain to Chicago for milling. Hastings, a graphic designer, moved his business from downtown Madison to cut down overhead and begin his restoration project. Clients have no parking problems when they arrive in Paoli, located 10 miles southwest of Madison.

Phase I was transferring the second and third floors of the mill into a graphic design studio for The Hastings Group and private office space. Generous dormers on the back side of the gable roof are not visible from the street. The exterior of the mill is being restored to its original appearance in 1864. A coat of whitewash has been blasted off the stone by high pressure water gun, revealing beautiful stone work of 120 years ago. A three story addition added later has been removed; its lumber is being reused for interior renovation projects. A wide plank floor laid in the generous attic space is from an old church sub-floor which was being torn down. Hastings plans to build a mill wheel after the original course of the mill race is dredged out so water from the nearby Sugar River can once again flow by the Old Mill.

Pride has returned to Paoli. There are long range plans to restore the village hotel and the old trading post.
ABOVE LEFT: Bond Stand — The reconstruction of this band stand in the center of the tiny park has special significance. It was a local project for summer of 1985, accomplished with donated time and money. Old photographs found in various attics provided necessary details. Roofing and a center finial remain to be finished. It is a new symbol around which more renovations are expected to take place.

LOWER LEFT: Old Mill — This sturdy stone grist mill built in 1864 attracts a surprising number of tourists who stop to see if tours are available. It is now on the National Register of Historic Places.

ABOVE RIGHT: Old Creamery — Furniture designer and builder, Steve Besley, purchased this rambling abandoned building in spring of 1983. He moved his business called Savanna Oak from Madison. The old "butter room" with its original wall tile, glass block windows and two floor levels adapts well to the display of fine oak furniture custom designed for a specific nationwide market. Parts of the building are rented to other artisans.

LOWER RIGHT: Weigh House — Minus the scale, this tiny building is now a cheese shop. Profits from the studio and the cheese sales finance the renovation of the mill. The weigh house is recent in comparison with its neighbors. It housed the attendant who weighed the full and empty grain trucks.
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The design challenge presented by this project was the economical conversion of utilitarian warehouse space into the corporate center for a major US manufacturer. The Zimmerman Design Group chose to leave the mass of the original warehouse largely unchanged but introduced some emphasis and vitality at critical entrance points.

The new main entrance uses a curvilinear plan form to link a cafeteria and 450 seat auditorium to the adjacent research and development building. New ribbon windows proceed around the original structure bringing welcome natural light to the executive offices and linking the main entrance to a new employee entrance on the opposite side of the building. Once again, a curvilinear form with a domed skylit vestibule is introduced for character and impact.

Once inside, the warehouse lent itself to easy conversion. A raised floor was added not only at the data center but also throughout the general and executive offices for future growth and flexibility. The entire interior space accommodated easy change during design and construction and, looking to the future, internal expandability allows the building to grow. As a requirement of the owner, the architect reduced the height of workstation partitions to 54", thus creating a space unimpeded by walls or other types of office equipment. Through the use of pastel colors and a neutral background scheme, the interior of the building projects the strength and permanence of the manufacturing corporation it characterizes.

This adaptive re-use of a warehouse into corporate offices enabled the client to free-up much needed space for expanding engineering and production office functions in other parts of the complex.
Built around 1905 on the east side of Madison, the barn originally served to house horses used by the Kennedy-Mansfield Dairy. It is one of two major horse barns still standing in Madison.

When purchased by Design Shelters, a building construction firm, the barn was only occupied by pigeons and was in a poor state of repair. Joe Krupp, president of Design Shelters, had lived in a converted barn and saw its possibilities. The barn originally had a hay loft in addition to the main floor which was supported by tension rods from the roof structure. The original design must have been inadequate since tension rods, at about waist level, were added to prevent the brick walls from moving outward. This made the loft virtually unusable.

Remodeling plans provided for three levels of floor space, adding a floor in the roof peak, removing the old tension rods, ground supporting the loft and adding new bracing for the roof.

Design Shelters have their offices in the top two levels and lease out the lower level.
What is known today as Old Music Hall was built on historic Bascom Hill on the University of Wisconsin campus in 1878, when the enrollment of the school was not yet 500. The original structure housed an Assembly Hall and Law Library. In 1968, the University assigned the auditorium and the basement area as a temporary, if not permanent, facility for the University Opera Workshop Department of the School of Music.

In 1983, private gifts totalling $1 million dollars became available to renovate and refurbish the Hall. Pfaller Herbst & Eppstein, Inc. was commissioned to convert the space into a viable and workable theater.

The new design provides for lobby space, an enlarged stage, relocation of the orchestra pit, storage for scenery flats, new seating, a new control booth, theatrical lighting, dimmer equipment and controls, new rigging and an entire array of theatrical requirements. The theater is intimate and cozy, encompassing only 6,700 square feet. The design must consider the acoustical elements so as to produce a space suitable for music and song while the theater retains its original architectural style in-so-far as possible.

Music Hall, as it has been designed, now features a stage without a proscenium. Because of code constraints caused by an orchestra pit open to the basement, a proscenium was impossible. The new design reduces the total seating somewhat. Two hundred and fifty seats are on the main floor and 112 are in the balcony. Seating in the house proper is tiered with carpeted aisles.

Two lights slots constructed into the ceiling are serviced from catwalks in the attic space. Travel-spot platforms and the new control booth, which will double as a teaching station, are hung from the original truss work.

The stage is a thrust design and is provided with an overhead network of grids from which to hang the set flats and legs, teasers and theatrical instruments. While there is no permanent proscenium, with rigging a system of flats and legs an illusion of one can be provided. Scene changes will be made in full view of the audience, which presents a unique experience.
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Adaptive Reuse

Project: Heileman Hospitality Center
LaCrosse, Wisconsin

La Crosse, Wisconsin

Owner: Peter Nelson & Son, Inc.
La Crosse, Wisconsin

HSR was retained by the G. Heileman Brewing Company to provide design services for a new Hospitality Center. The project involved the reuse of Walt's, a renowned La Crosse restaurant and cultural landmark, located across from Heileman's main brewing facilities. Through major additions and remodelings, the former restaurant was transformed into Heileman's Hospitality Center, consisting of Tour Center for the brewery; a Meeting Hall with capacity for 500; Gift Shop for visitors; Restaurant and Bar, with original portions of Walt's Bar and Restaurant retained and food services capabilities expanded to serve 500; Brewing Industry Museum with La Crosse brewery memorabilia. Featuring a Bavarian motif, the new Hospitality Center provides 20,000 square feet for corporate and visitor activities. Extensive landscaping and parking compliments the project which was completed in 1983 and welcomes the traveler.
The transformation of a 128-year-old abandoned factory into a modern office complex has won the Wisconsin Society of Architects' 1985 Design Award. The structure, in a suburb on the southeast side of Green Bay, was originally built as a brewery in 1858. A century later it was adapted for meat packing, then abandoned around 1980. Riverfront Properties was formed to develop the building into an office complex that today is fully occupied by 11 businesses.

The project began with the demolition of additions that had been tacked on to the main building. What remained was a four-story, 40,000 square foot core comprising four distinct sections. The renovators preserved the exterior charm and style while entirely redesigning the interior. Old structural characteristics were respected. For example, when removing a wall exposed a 4-foot drop in floor height in the adjoining section, an attractive mezzanine was designed.

Exterior masonry walls range from 2 to 5 feet thick. This massive quality was utilized by the designing of window box effect for the 76 windows that were added, creating deep, multi-use ledges for office tenants. Brick arches added above the 5-foot high windows match the style of arches above the original doors. A new two-story glass lobby offers a dramatic view of the Fox River from the second level skywalk.

Removal of a shed left a pit with knee-deep water. Architects turned this into an alcove with a ground level skylight to give open airiness to lower level offices. The feeling is repeated in the courtyard entrance with a sunken garden.

On the exterior, each section of the building has retained its separate identity. Keeping each section its own color accentuates the different brick types and architectural styles.

The building has 40 heat pumps all operating off one central water line. The system can heat one building area while cooking another. A derelict building has been transformed into a productive office complex that has brought more than 150 employees into the neighborhood and new tax revenues to the town.
The challenge was to renovate a 100 year old large paper roll storage warehouse for Thilmany Pulp & Paper Company's Human Resources Office and still maintain the unique character of the original building.

Exterior renovation included removing the loading dock so that a new formal entrance could be provided. Landscaping with pavers focuses on a new glass canopy that extends from a new vaulted entrance. Existing wood casements were replaced with new thermally broken frames and solar gray insulating glass. The exterior stone was sandblasted lightly to clean and also provide an even color and texture.

The existing interior materials were also sandblasted and cleaned to bring back their natural color and appearance.

Three large circular skylites were added to provide natural light to soften the new metal halide/mercury vapor lighting in the open office area. Grandeur of the original high ceiling and high windows were maintained, but pleasant private offices were created along the perimeter walls.

A wall of glass separates the private offices from the rest of the human resources area. An acoustic ceiling slopes up two feet from the front to the exterior wall which was necessary because of the high arched windows. The glass wall was capped off with a curved oak freize which serves two functions. One, to terminate the ceiling of the private offices allowing better human scale; and two, screening the HVAC and sprinkler systems.
Built in 1904 in a simply stated Classical Revival style, the Antigo Opera House served for the staging of Shakespearean plays, burlesque, musical presentations and political speeches. It was later used as a National Guard Armory and community social center until the Guard moved into a new building in 1977. The structure stood vacant until remodeling in 1984/85.

The old opera house was placed on the National Register of historic places and converted into 21 apartments for the elderly. The street facade was preserved and restored as required by the department of interior.

A new three-story wood frame structure was erected within the old masonry bearing walls. The trussed timber roof structure was braced and straightened. New window openings were created on the sides for the new apartments, and a new exit stair enclosure was constructed at the rear.
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COMPLETION STATEMENTS

DILHR has recently become more active in requiring the submittal of completion statements as required by IND 50.10(3). We have had several reports indicating that the DILHR computer has been a little over exuberant and has requested forms from individuals . . . where those forms have already been filed.

If you receive a request for filing a completion statement and you already have filed that statement, simply contact DILHR and they will remedy the situation.

ASBESTOS OPTION

The following clause may be of some assistance to architects. It should not be used as a substitute for legal counsel.

In Non-Removal Situations

It is understood and agreed that this contract does not contemplate handling of, or design including use of, asbestos or any hazardous waste material. Therefore, owner agrees to hold harmless, defend and indemnify architect/engineer for all claims, lawsuits, expenses or damages arising from or related to the handling, use, treatment, purchase, sale, storage or disposal of asbestos, asbestos products or any hazardous waste materials (or hazardous materials in general).

UWM'S SARUP CONTINUES DOMINATION OF CHICAGO AIA AWARDS COMPETITION

The University of Wisconsin-Milwaukee School of Architecture and Urban Planning continued its domination of the Chicago Chapter of the American Institute of Architects Student Design Competition winning five of six awards in the 1985 contest, including first place. Five midwestern architecture schools participated, including: UWM, University of Illinois-Urbana; University of Illinois-Chicago; Illinois Institute of Technology; and Notre Dame University.

SARUP won five of seven awards in the 1983 Chicago chapter of the AIA Student Competition, and all five awards in the 1984 contest.

MEMBERSHIP ACTION

SACHS, RAYMOND F., was approved for AIA Membership in the Southeast Wisconsin Chapter.

GREICZEK, STEVEN, was approved for AIA Membership in the Southeast Wisconsin Chapter.

STEPHAN, JOHN, was approved for AIA Membership in the Southwest Wisconsin Chapter.

HANSEN, ERIK, was approved for Associate Membership in the Northeast Wisconsin Chapter.

MACINTOSH, JAMES C., was approved for AIA Membership in the Southeast Wisconsin Chapter.
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QUIT HELPING YOUR CLIENT BREAK THE LAW

Wisconsin law requires municipalities to apply to DILHR to ascertain the prevailing wage rate, hours of labor and hourly basic pay rates in all trades and occupations required in construction. (See 66.29 Wis. Stats.)

Most architects who provide services to municipal owners call this requirement to the owner's direction and attention.

But what happens when the job is completed & Wisconsin law requires that the municipality may not make final payment until each contractor files with the municipality an affidavit stating compliance with wage rate determinations.

Are you calling this requirement to your client's attention?

One architect who does simply encloses the following language in his "final payment request transmittal" to the client.

"Under section 6.293(3) (H) the municipality is not to authorize final payment until the affidavit of compliance with wage rate determination has been filed."

While calling this matter to the attention of your client may not be technically within the scope of services as set forth in the B-141 . . . it is a valuable service which can be provided with little or no cost to you.

For more information contact Eric at the WSA office.
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Creativity may be the mother of invention . . . but occasionally those creative juices are a little too much to handle.

Consider a recent bid opening for a public owner. The low bidder was 10% lower than his nearest competitor. On his bid form he had stamped "this bid is null and void if it is more than 4% lower than the next low bid."

What to do?

Two recommendations from the WSA office:

1) Reject the bid as being non-responsive since the bid form was modified.
2) Tender the contract to the low bidder and if he refuses to sign, strongly recommend to the owner that the owner pursue a claim on the bid bond.

Over the years, the WSA has observed that the primary function of a bid bond is to assure the owner that a payment/performance bond is available. In those rare situations in which the apparent low bidder does not accept the contract or claims bid error, the normal recommendation is to simply tender the contract to the next low bidder, and not pursue a claim on the bid bond against the apparent low bidder. However, if contractors want to play games with their bids and attempt to qualify them, then more drastic remedies such as the two proposed above should be considered.

It should be noted that this particular situation was called to the attention of the Wisconsin Chapter of the Associated General Contractors (AGC) who disavowed knowledge of this practice and indicated that they did not endorse this kind of activity.

If you’d like to discuss this matter further, or if you have your own vinette suitable for publication, contact Eric at the WSA office.

PEOPLE & PLACES

BRUST ENGINEERING has a new name and a new location. They are now known as HARWOOD ENGINEERING CONSULTANTS and are located at 7707 Harwood Avenue, Milwaukee, WI 53213. (414) 475-5554.

DALE LONGFOSS, AIA has started his own business. His firm will be called ARCHITECTURE ENVIRONS and is located at 10845 Ebbe Road, Marshfield, WI 54449. (715) 676-2494.

CLARENCE HUETTENRAUCH, AIA, President of BHS Architects, Inc. in Milwaukee has recently been appointed for the second year to Spectext. This committee of the Construction Specification Institute is the national specification committee responsible for reviewing, editing and publishing specification sections sold by the institute for use by the public.
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PAYMENT/PERFORMANCE BOND STATUS REPORTS

Did you ever get a "status report" form from the bonding company with reference to a project you've working on? If so . . . what has been your response?

Many bonding companies typically circulate to owners or their architects "status report" forms in which the bonding company seeks to obtain updated information regarding the status of the project. Bonding companies are interested in obtaining this information for a number of reasons, including:

1) If the project has increased, they have a right to an additional premium from the contractor.
2) If the project is nearing completion, they may not charge the full cost of the project off against the contractor's full line of credit for bonding.
3) They want to know the status of the project.

What should you do when you receive this form?

The AIA recommends that you respectfully decline from responding. The AIA points out that as the project architect you are not under a contractual obligation to complete this form. They additionally indicate that architects should minimize their obligations to third parties . . . keeping the brunt of their activities in relationship to their contract with the owner. One potential problem in filling out these forms is that it may impose an additional responsibility (liability) on the architect in the event that the project turns bad.

In discussing these forms with bonding companies, they indicate that the information requested on the form is not dissimilar from payment requests which architects normally fill out. Bonding companies also indicate that they are not in the business of filing claims against architects based upon information set forth in these "status report" forms.

What do you do? It's a close call. If you are going to fill out the form, read it carefully and make certain that you make no representations which you cannot stand behind. If you aren't going to fill the form out, a letter to the bonding company indicating that the release of this information to them is not within the scope of your services as defined in the contract with the owner is appropriate.

If you want to discuss this matter further, contact Eric at the WSA office.
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